



Lenexa Community Center / Senior Center Study
For the City of Lenexa, Kansas

March 12, 2019



City of Lenexa Kansas
17101 W 87th St Pkwy | Lenexa Kansas 66219



Architect
SFS Architecture
2100 Central St | Kansas City Missouri 64108



Landscape Architecture & Urban Design
Confluence
417 Delaware St | Kansas City Missouri 64105



Operations and Proforma
Pros Consulting, Inc.
201 S. Capitol Avenue, Suite 505 | Indianapolis Indiana 46225

Table of Contents

- 1 Project Summary**
 - Project Scope and Overview
 - Timeline
 - Existing Conditions
 - Conclusions

- 2 Exhibits and Illustrations**
 - Existing Site Plan + Proposed Site Plan + Renderings + Precedent Images
 - Existing Building Plans + Proposed Building Plans + Renderings

- 3 Accessibility Report**

- 4 Operations and Proforma**

- 5 Budget and Phasing**

- 6 Appendix A: Meeting Minutes**

Section 1

Project Summary

- Project Scope and Overview
- Timeline
- Existing Conditions
- Conclusions

Project Scope and Overview The scope of this study includes the following:

- Assessment of the physical condition of the site and buildings
- Facilitation of input and stakeholder meetings
- Accessibility report
- Operational analysis for consolidating programs and staffing into one facility
- Planning options for reconfiguring and improving the Community Center for consolidation of services and operations, parking and building accessibility (Including site plans, building floor plans, renderings and presentations)
- Master Plan for implementation that includes cost estimates and phasing options

The process began with focus group sessions in which the design team met with both the users of the Senior Center as well as the staff of both facilities. During these meetings, the team gathered such information as:

- How they use the facilities today
- Frequent requests from users
- Problems with the current facilities
- Accessibility concerns
- Ideas on how the facilities could be improved
- Concerns on upgrading the facilities
- Furniture and equipment recommendations
- Future programming requirements
- Explanation on the engagement and design process by the design team

These meetings were invaluable in gathering information from the users and the staff. The data was used to help the design team create conceptual options to satisfy the needs and desires of both groups as well as create spaces which would provide the greatest benefits to the community. (See Section 6 of this report for meeting minutes and photos)

Following these stakeholder meetings, the design team began creating planning options to review with the City of Lenexa. The design team began by reviewing the Lenexa Parks & Rec and Open Space Comprehensive Master Plan. This plan was created in 2010 to provide direction on program offerings, facility construction and management, general capital improvements, park amenities, and budget and finance matters. This plan is also intended to establish goals, objectives, policies and standards to help guide the future development of the City's parks, recreation, and open space system. The team recognized the #1 priority outlined in this plan was to develop additional parks and facilities to add acreage to the parks system and provide additional locations for programming.

The design team also reviewed the “A New Look at Old Town Lenexa” development plan which was created in 2016. The focus of that study was a high-level development focusing on place-making and multi-modal connectivity. The result was a vision for historic Old Town that the City, civic and business community and the neighborhoods could use as a guide toward improving the area’s pedestrian-oriented environment, improving its sense of place and image, and reviving its economic vitality. The current study intended to focus on the Senior Center, Community Center and park, specifically by exploring options and implementation.

Project Summary

1.1

Project Team

Owner

Name	Organization	Project Role	Phone	Email
Eric Wade	City of Lenexa	City Manager	913.477.7550	ewade@lenexa.com
Todd Pelham	City of Lenexa	Deputy City Manager	913.477.7556	tpellham@lenexa.com
Danielle Dulin	City of Lenexa	Assistant to the City Administrator	913.477.7553	ddulin@lenexa.com
Gary Ristow	City of Lenexa	Parks and Rec Director	913.477.7110	gristow@lenexa.com
Logan Wagler	City of Lenexa	Deputy Parks & Recreation Director	913.477.7140	lwagler@lenexa.com
Johnny Mays	City of Lenexa	Support Services Supervisor	913.477.7161	jmays@lenexa.com

Design Team

Name	Organization	Project Role	Phone	Email
Brian Garvey	SFS Architecture	Project Manager	816.541.2277	bgarvey@sfsarch.com
Kerry Newman	SFS Architecture	Principal	816.541.2255	knewman@sfsarch.com
Tim Overstreet	SFS Architecture	Project Architect	816.541.2274	toverstreet@sfsarch.com
Matt Evett	Confluence	Landscape Architect	816.531.7227 x 204	mevett@thinkconfluence.com
Jake Stodola	Confluence	Landscape Architect	816.531.7227 x 214	jstodola@thinkconfluence.com
Leon Younger	Pros Consulting	Proforma Consultant	317.679.5615	leon.younger@prosconsulting.com

Timeline This study began in September of 2018 with data gathering and building assessments / stakeholder engagement followed by conceptual plan creation and additional user feedback, generation of costs and program analysis, conceptual renderings, presentation to city council, final plan refinement and final study completion in February of 2019.

- Sept 2018 Data Gathering + Existing Conditions Review
- Oct 2018 Staff + User Group Meetings
- Nov 2018 Concept Plan Exploration + User Feedback
- Dec 2018 Operational Vs Capital Cost Generation
- Dec 2018 Conceptual Renderings
- Jan 2019 Plan Refinement
- Feb 2019 Final Study Completion

Existing Conditions The existing Community Center is a 20,000 square foot building which was constructed in 1981. Renovations have occurred since its construction including most recently upgrading the gymnasium flooring and finishes. This building consists of a gymnasium, kitchen, men’s and women’s restrooms and locker rooms, 2 large flexible recreation rooms, offices and storage rooms. The building is laid out on 3 different levels which are connected by a ramp and set of stairs from the upper level to the mid level and an additional ramp from the mid level to the lower level.

The existing Senior Center is a 4,000sf building which has had multiple uses over the years. This building contains a large recreation room, kitchen, restrooms, break room, office, library and storage spaces. The building appears to be well maintained; however, it is reaching the end of its useful life.

The site is surrounded by Pflumm Road to the west, Walnut Street to the north, Haskins Street to the east and West 94th Street to the south. Two additional buildings on the site are a privately owned tax and legal services building on the southwest corner of the site and the Lenexa parks maintenance building on the northeast corner of the site. Scouting Park sits on the southeast portion of the site with community gardens just to the north. Active railroad tracks run along Walnut Street to the north with Old Town Lenexa north of the tracks. Parking for the Community Center is in the large lot south of the building. Parking for the Senior Center is directly east and south of the building. Oak Street cuts through the site and was vacated when the Community Center was constructed. The site slopes from north to southeast and southwest with the greatest grade changes occurring at the east end of the Community Center.

The Senior Center parking lot contains 35 standard and 5 handicap stalls in lots south and east of the building. The Community Center parking lot contains 112 standard and 4 handicap stalls in the large lot south of the building.

The building directly adjacent to the east of the Community Center is city-owned and leased to Johnson County Med-Act. This 2,000 square foot building contains bedrooms, kitchen, restrooms and miscellaneous spaces. The building entry faces Haskins Street and a garage bay opens directly onto the street for ambulance entry.

*Existing floorplans and site plan can be found in section 2.1 of this document.

Conclusions The design team recommends improving ADA accessibility of the existing Community Center. The proposed floorplan assumes the removal of the existing Med-Act building located adjacent to the east end of the Community Center. Removal of this building would allow the Community Center to be expanded to the east and allow the consolidation of senior program space without impacting existing programming in the Community Center.

Consolidation of Senior Center and Community Center programming allows for the existing Senior Center building to be removed and the site and parking to be reconfigured and improved. A new public green space and park could help activate the corner of Pflumm Road and Walnut Street and create a connection to Old Town. New parking could be added to the southeast of the Community Center in close proximity to senior program spaces. Active park spaces such as pickleball courts, bocce ball courts, shade structures and an area for food truck vendors with seating would be created directly to the west of the Community Center. Additional shade shelters could be created on the southeast portion of the site for community gardens and playgrounds as well as new landscaping and plantings throughout the site.

One of the drivers behind this site concept is to help connect this site to historic Old Town. The goal is to improve the area's pedestrian-oriented environment by creating an open park space with multiple draws. The hope will be that this new park as well as future improvements to historic Old Town will invite more residents to visit the area and help revive its economic vitality.

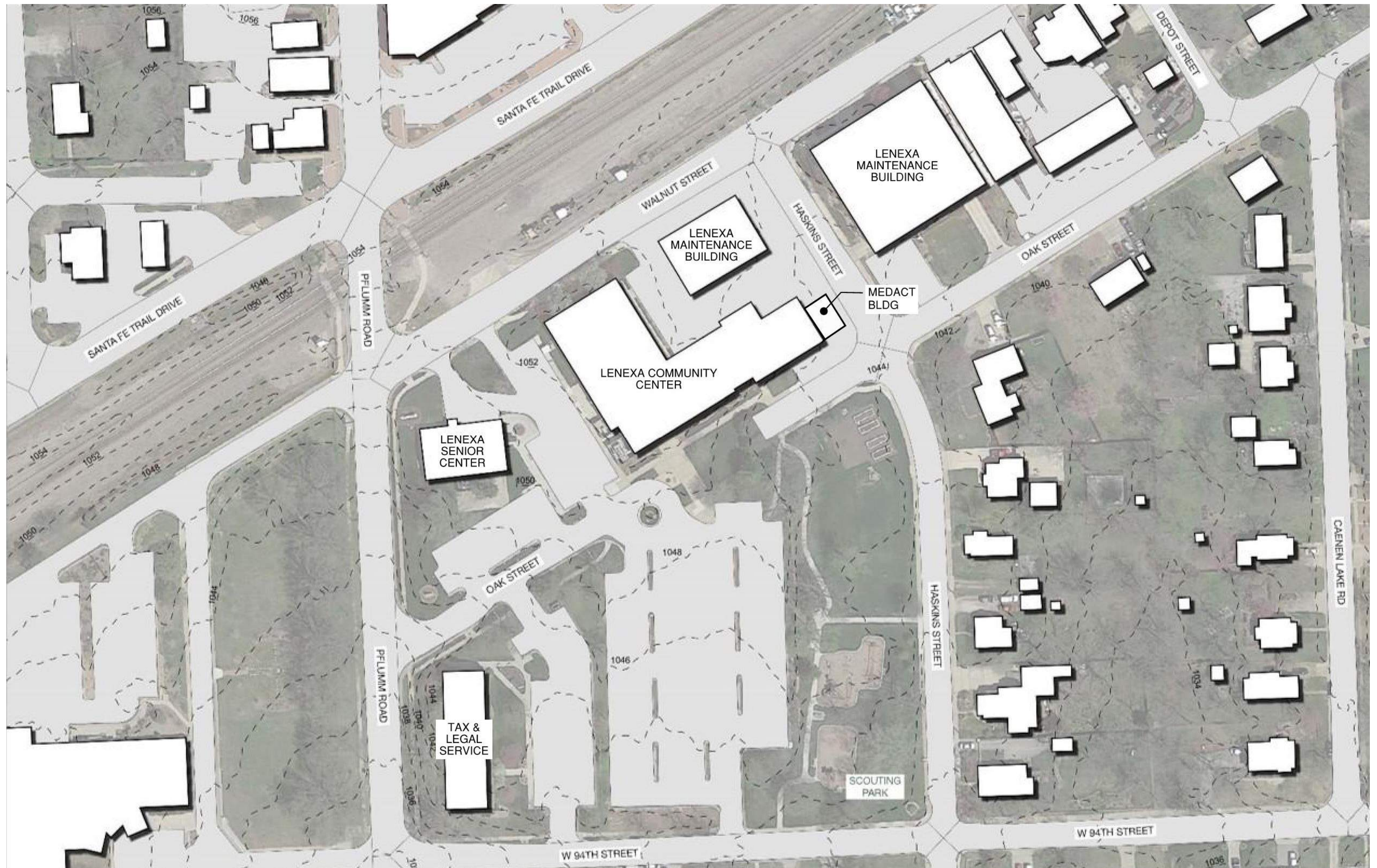
Options for phasing the improvements described and illustrated in this study are included in Section 5. Opinions of probable cost are also included with the phasing.

Section 2

Exhibits and Illustrations

The images on the following pages include:

- **Existing Site Plan** – Aerial view showing existing site, streets and buildings today
- **Proposed Site Plan** – Aerial view showing proposed improvements to the site including landscaping, sports courts, playgrounds, gardens, seating areas, shade structures, and updated parking
- **Site Renderings** – 3D perspective images showing viewpoints from various locations on the site
- **Precedent Photos** – Images from previous projects of a similar scope which show amenities which could be incorporated into a new park space
- **Existing Floorplans** – Existing plans of the Community Center and Senior Center as they are laid out today
- **Proposed Overall Floorplan** – Plan highlighting the proposed improvements to the building
- **Proposed Lower Level Floorplan** – Enlarged Lower Level Plan showing the various features incorporated into the layout
- **Interior Renderings** – 3D perspective images from inside the new Multipurpose Room on the Lower Level



LEGEND

- 01. PUBLIC PLAZA
- 02. RENTABLE SHELTERS
- 03. FLEXIBLE ACTIVE GREEN SPACE
- 04. FOOD TRUCK PROMENADE
- 05. ICONIC ELEMENT
- 06. PICKLEBALL COURT/ FLEX SPACE
- 07. ART PLAZA
- 08. RENNOVATED BUILDING
- 09. COMMUNITY CENTER FRONT ENTRANCE
- 10. COMMUNITY GARDENS
- 11. CENTRAL LAWN
- 12. RENNOVATED BUILDING DROP OFF
- 13. COMMUNITY CENTER DROPOFF
- 14. PLAYGROUND ZONE
- 15. ENTRY SIGN
- 16. SHADE STRUCTURE
- 17. SHADE STRUCTURE (PARENT SEATING)
- 18. EARTH BERMS (PLAY)
- 19. EARTH BERMS (FUNCTION)
- 20. ART MURAL

PARKING ANALYSIS

EXISTING SENIOR CENTER PARKING COUNT:

- 35 PARKING STALLS (5 H.C. STALLS)

PROPOSED SENIOR CENTER PARKING COUNT:

- C-1 = 21 PARKING STALLS (9 H.C. STALLS)
- C-2 = 14 PARKING STALLS (1 H.C. STALL)

TOTAL = 35 PARKING STALLS (10 H.C. STALLS)

MAINTENANCE PARKING COUNT:

- EXISTING 6 PARKING STALLS
- C-3 = 10 PARKING STALLS

EXISTING COMMUNITY CENTER PARKING COUNT:

- 112 PARKING STALLS
- 4 HANDICAP STALLS

PROPOSED COMMUNITY CENTER PARKING COUNT:

- 121 PARKING STALLS
- 4 HANDICAP STALLS





View From Oak St Looking Northwest



View From W 94th St Looking North



View From Haskins St Looking Southwest



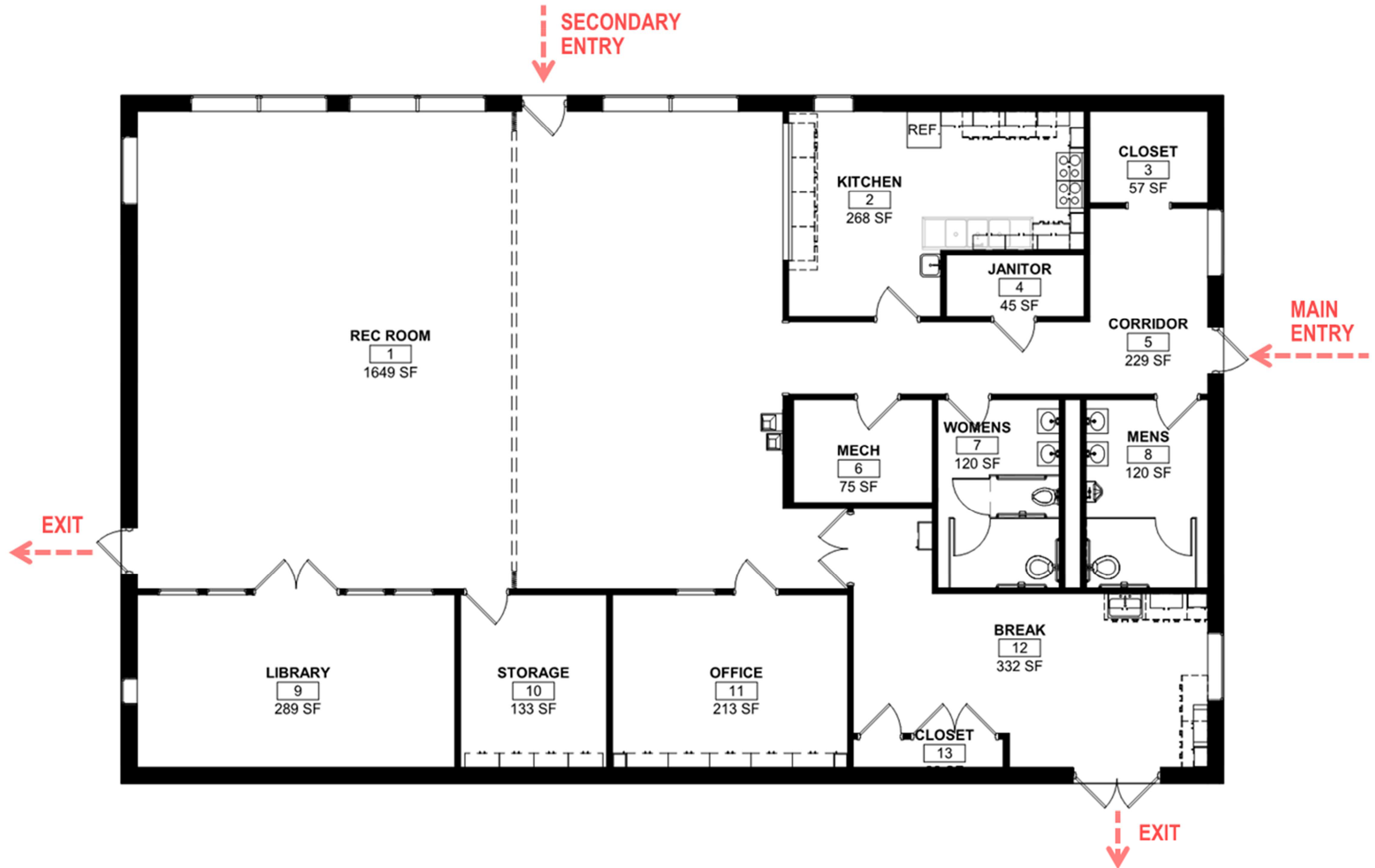
View From Pflumm and Walnut Looking Southeast

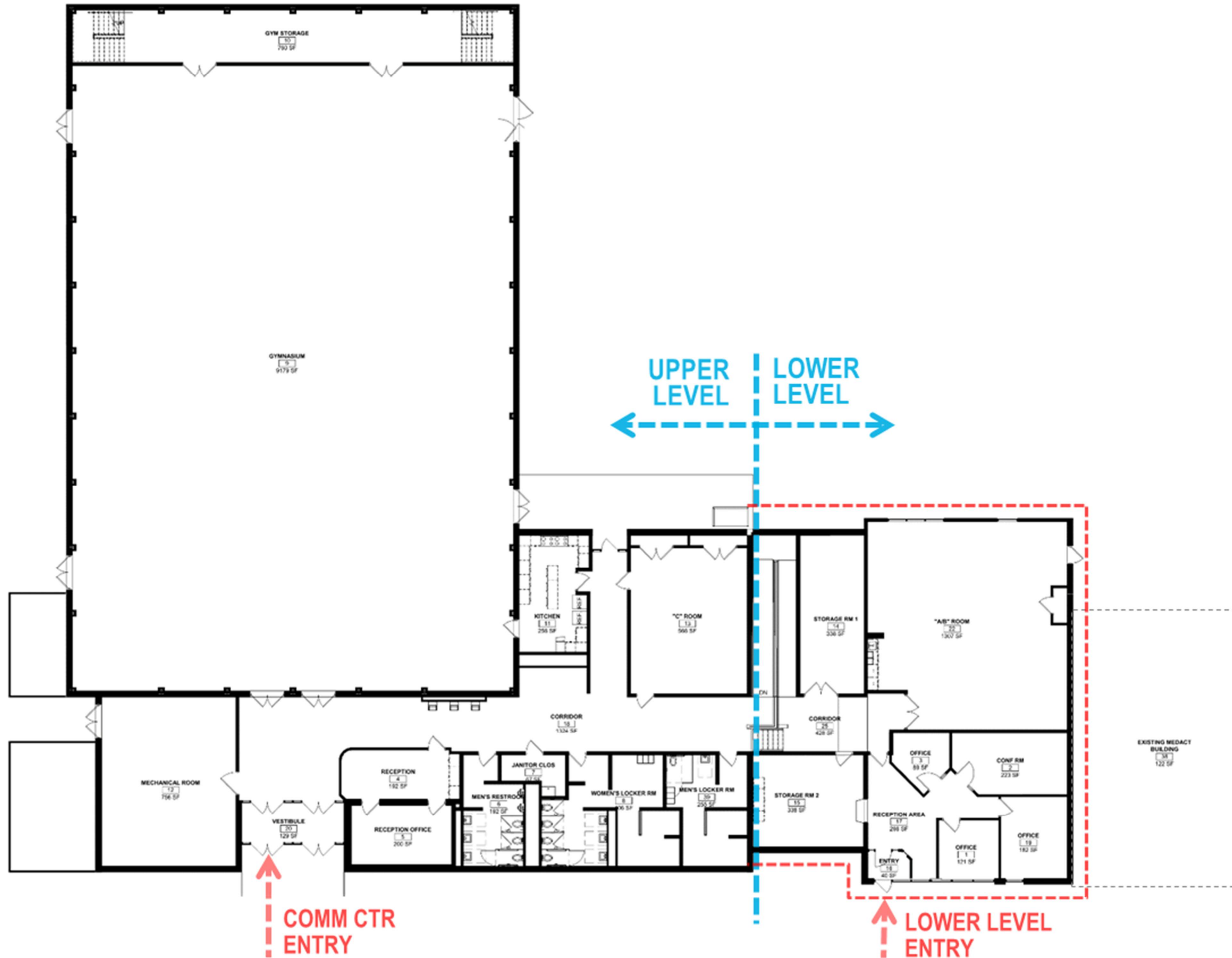


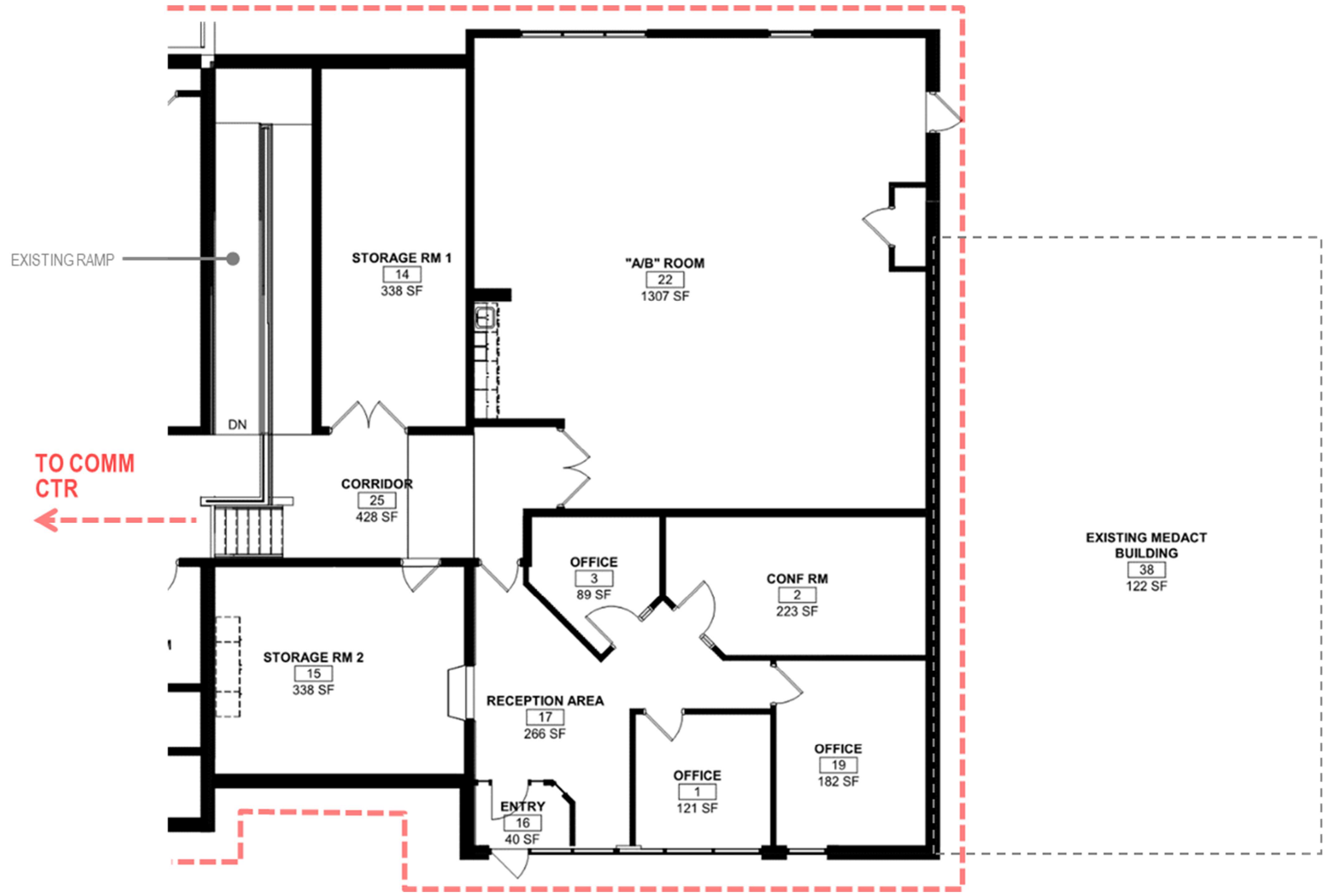
View From Playground Looking North

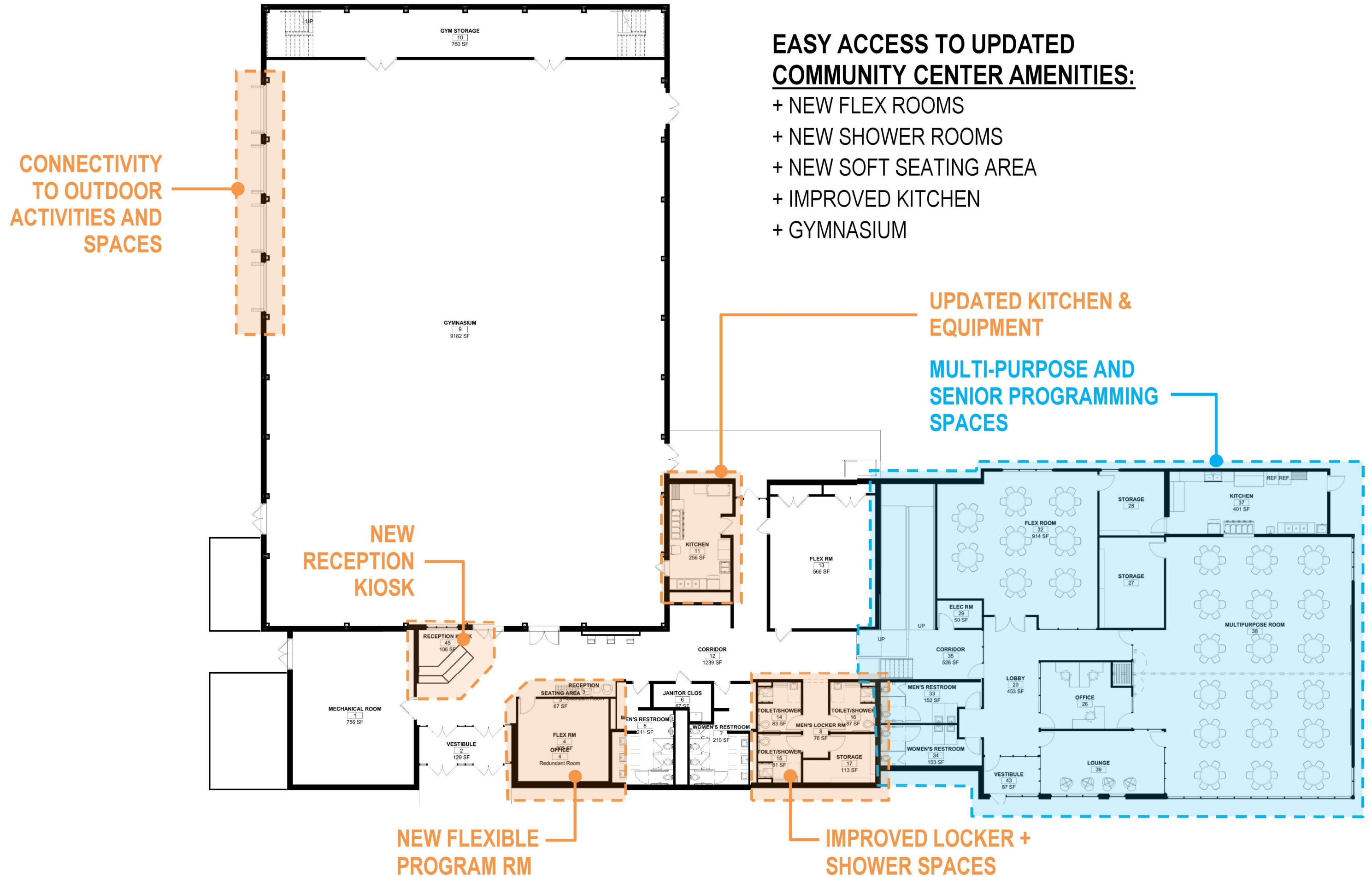










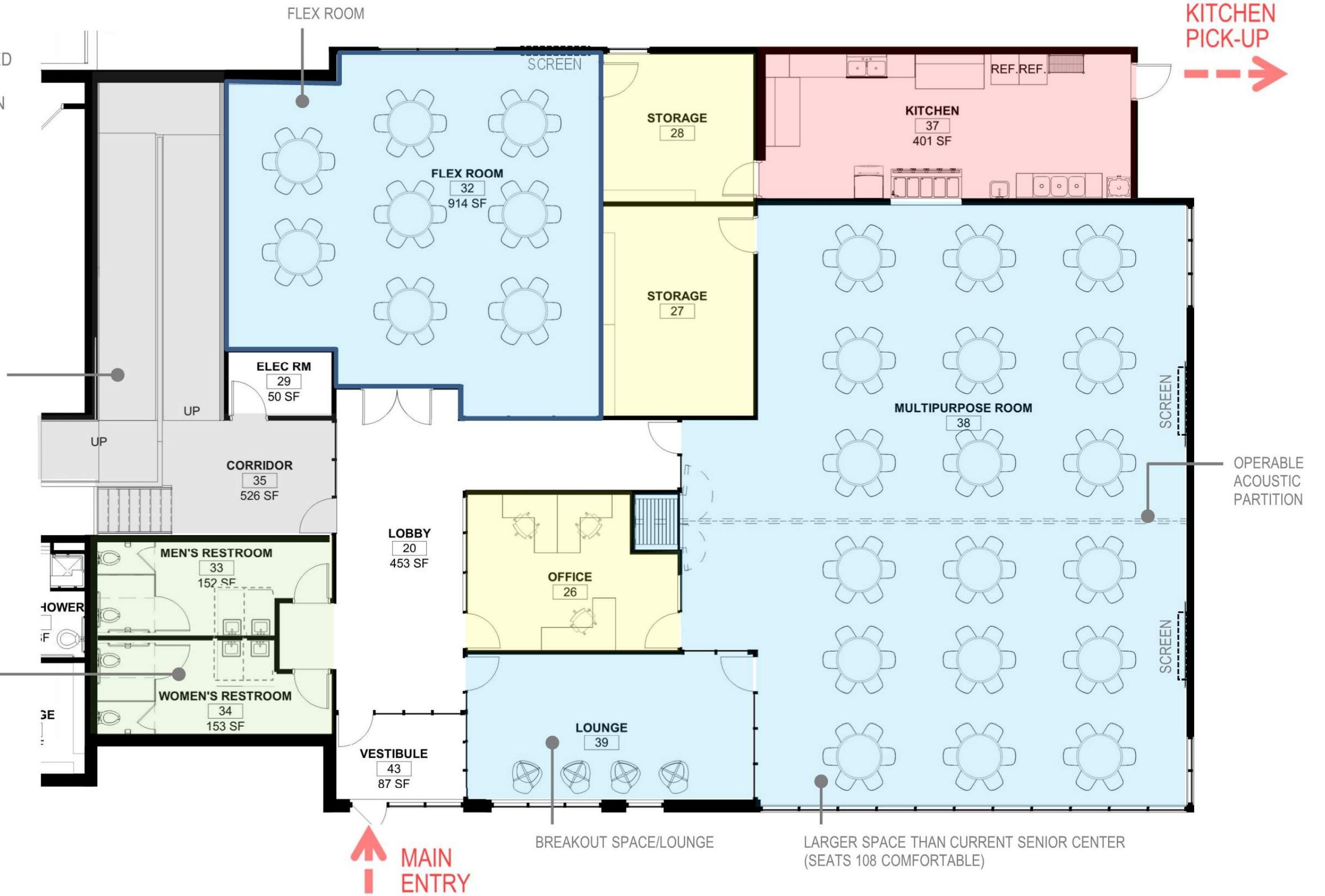


SPACE FEATURES

- + WARMING KITCHEN W/ DEDICATED ACCESS
- + REC RM W/ OPERABLE PARTITION
- + IMPROVED ACOUSTICS + A/V
- + LOUNGE
- + STORAGE RM
- + RESTROOMS
- + RECEPTION OFFICE
- + WIDER RAMP – EASIER ACCESS TO COMMUNITY CENTER AMENITIES

WIDER RAMP WITH MORE GRADUAL SLOPE

CONVENIENT RESTROOM ACCESS





View in New Multi-Purpose Rm Looking Southeast



View in New Multi-Purpose Rm Looking Northeast

Section 3

Accessibility Report

Accessibility Report SFS observed the existing conditions of the Lenexa Community Center for general compliance with the standards of the Americans with Disabilities Act (ADA). Based on preliminary review, the items listed below are non-compliant and it is recommended that they be addressed as part of future improvements.

The information included in this report is based on site observation and field measurements. Detailed field surveying will be required to address any of the issues presented and confirm scope of work at the time of improvements. Cost of addressing these items is included in the scope of work indicated in Section 5.

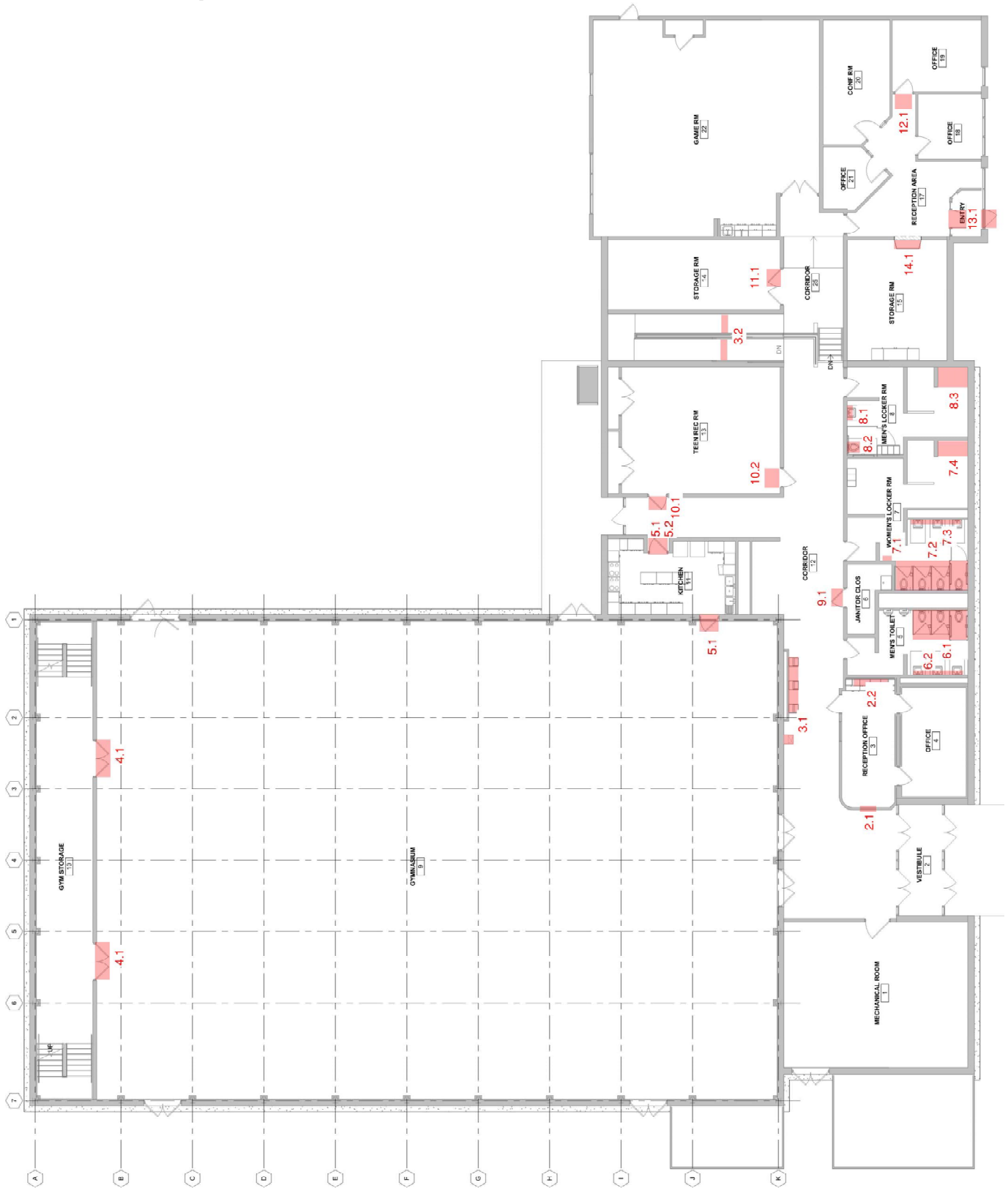
*See location map on page 24 and photos in this section.

Item No.	Location	Deficiency	Possible Solutions
1.1	General	No braille signage in facility. (703.3)	Install braille signage for all room entries throughout facility.
2.1	Reception Office	Two window service counters at reception area are 40" above finish floor. One is 36" above finish floor. (904.4)	Shift one window adjacent to the building entry down to be 36" above finish floor or remove wall entirely.
2.2	Reception Office	Mail cubbies are located 55" above finish floor. (308.2)	Lower cubbies to be max 48" above finish floor.
3.1	Upper Level Corridor	All four drinking fountains are at 36" to spout. 50% of drinking fountains are required to be 36" and 50% are required to be 38-43". (602 & 211.3)	Shift two of the four drinking fountains up to meet this requirement.
3.2	Upper Level Corridor Ramp	Ramp slope varies from 1:10 to 1:12 over its length. 1:12 is the required slope. (405.2)	Reconfigure the ramp layout to make the slope of each run a consistent 1:12.
4.1	Gym	Door hardware does not accommodate all users. (404.2.7)	Replace (2) door knobs with compliant hardware.

5.1	Kitchen	Door hardware does not accommodate all users. (404.2.7)	Replace (2) door knobs with compliant hardware.
5.2	Kitchen	Interior door approach from Corridor does not meet requirement. (404.2.4.3 - Diagram A)	Replace frame and door to compliant swing and clearances.
6.1	Men's Toilet Rm	No wheelchair accessible toilet compartment provided. (213.3.1 & 604.8.1)	Reconfigure layout and provide one wheelchair accessible toilet compartment.
6.2	Men's Toilet Rm	Mirrors are 49" above finish floor. (603.3)	Adjust mirrors down to be max 40" above finish floor.
7.1	Women's Locker Rm	Sanitary napkin dispenser is 52" above finish floor to the operating knobs. (603.3)	Adjust unit down to be max 48" above finish floor to the operating knobs.
7.2	Women's Locker Rm	No wheelchair accessible toilet compartment provided. (213.3.1 & 604.8.1)	Reconfigure layout and provide one wheelchair accessible toilet compartment.
7.3	Women's Locker Rm	Mirrors are 49" above finish floor. (603.3)	Adjust mirrors down to be max 40" above finish floor.
7.4	Women's Locker Rm	Accessible shower does not meet requirements. (208)	Reconfigure shower to provide one shower that meets requirements.
8.1	Men's Locker Rm	Mirrors are 49" above finish floor. (603.3)	Adjust mirrors down to be 40" above finish floor. Patch wall as required.
8.2	Men's Locker Rm	Toilet seat is 15" above finish floor. (604.4)	Replace with accessible toilet with a seat height between 17"-19".
8.3	Men's Locker Rm	Accessible shower does not meet requirements. (208)	Reconfigure showers to provide 1 shower that satisfies requirements.
9.1	Janitor's Closet	Door hardware does not accommodate all users. (404.2.7)	Replace (1) door knob with compliant hardware.
10.1	Teen Rec Rm	Door hardware does not accommodate all users. (404.2.7)	Replace (1) door knob with compliant hardware.

10.2	Teen Rec Rm	Interior door approach does not meet requirement. (404.2.4.3 - Diagram C)	Replace frame and door to compliant swing and clearances.
11.1	Lower Level Storage Rm	Door hardware does not accommodate all users. (404.2.7)	Replace (1) door knob with compliant hardware.
12.1	Lower Level Office	Interior door approach does not meet requirement. (404.2.4.1 - Diagram C)	Shift door so that 12" minimum on latch side is provided.
13.1	Lower Level Entry	Doors don't have automatic or power-assisted door openers. (404.3)	Install automatic door openers on existing doors as required for compliance.
14.1	Lower Level Storage Rm	Floor slope entering into room is 1:4 making it inaccessible. (405.2)	Demo and replace concrete slab or build up floor in remaining portions of lower level to same elevation (will impact ramp/stair).

Location Map



Photos

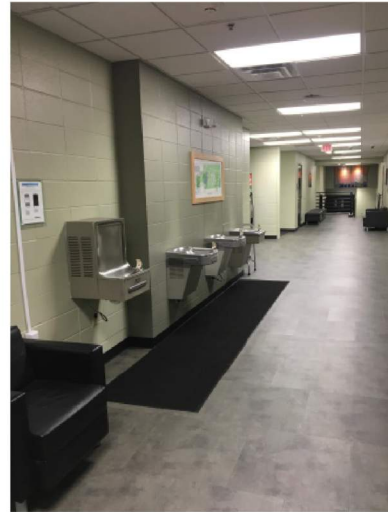
EXHIBIT B



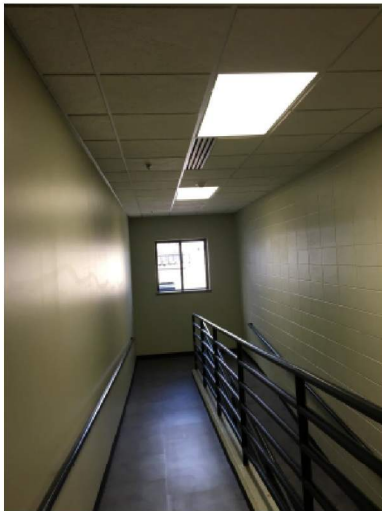
ITEM 2.1



ITEM 2.2



ITEM 3.1



ITEM 3.2 & 3.3



ITEM 4.1



ITEM 5.1



ITEM 5.2



ITEM 6.1



ITEM 6.2

Photos

EXHIBIT B



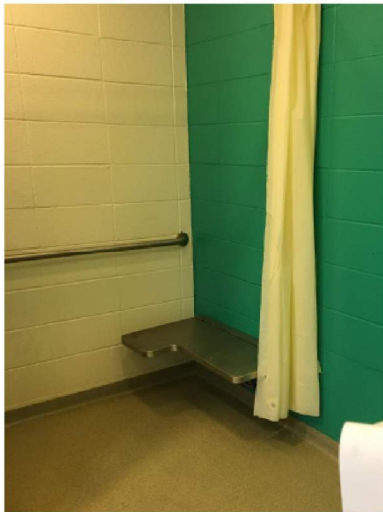
ITEM 7.1



ITEM 7.2



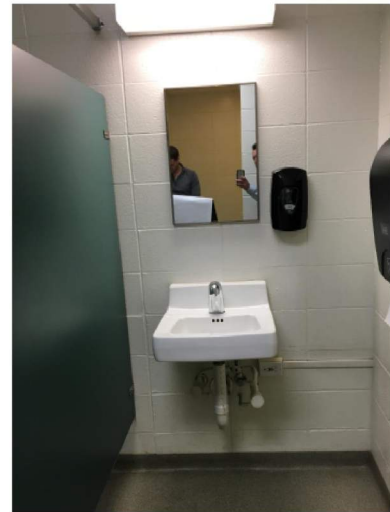
ITEM 7.3



ITEM 7.4



ITEM 7.4



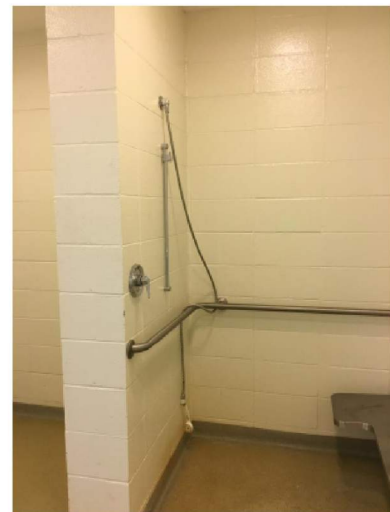
ITEM 8.1



ITEM 8.2



ITEM 8.3

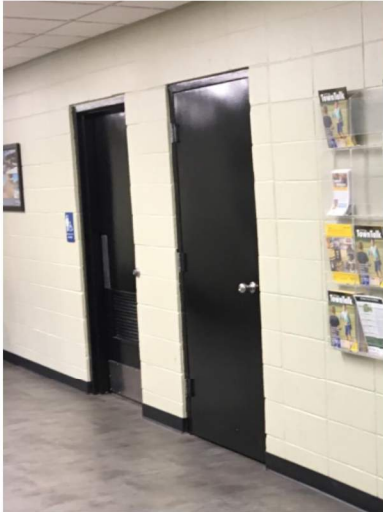


ITEM 8.3

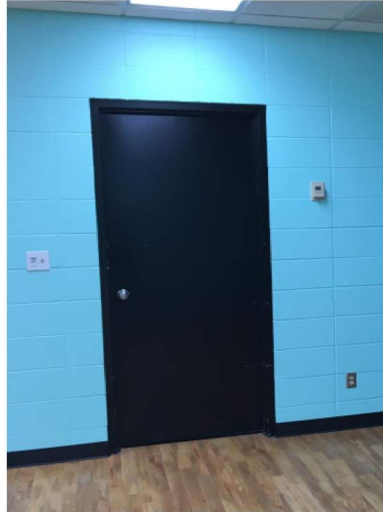
PAGE 2

Photos

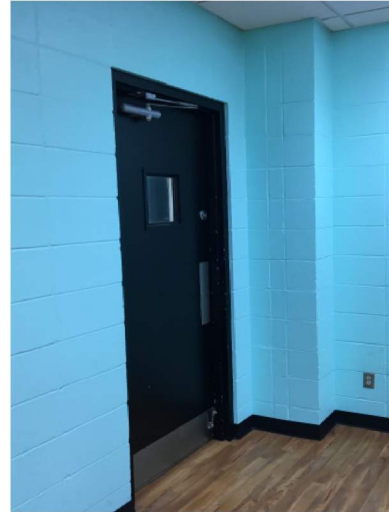
EXHIBIT B



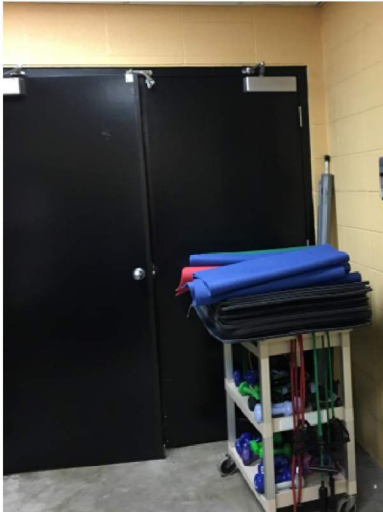
ITEM 9.1



ITEM 10.1



ITEM 10.2



ITEM 11.1



ITEM 12.1



ITEM 13.1



ITEM 14.1

Section 4 Operations and Proforma

1.1 INTRODUCTION

The Operational Analysis for the proposed Lenexa Senior Center considers the staffing, ongoing operational costs, and long-term maintenance costs for the consolidation into a single facility based on full operations. This section develops assumptions for the facility that include hours of operation, maintenance standards, staffing levels needed, technology requirements and customer service requirements based on established and agreed upon outcomes. These assumptions were developed through a workshop with key management and staff and provide the basis for the development of an operational pro forma for the Center.

1.2 OPERATIONAL CONSIDERATIONS

The following sections reflect conversations with key staff as part of the workshop for developing operational assumptions. The consultant team guided the discussions with pointed questions regarding existing conditions and expected performance of the reimagined facility. Responses to the questions are summarized by topic below and the feedback received serves as a basis for developing the operational model and forecast.

FACILITY ACCESS AND PRICING STRATEGY

This facility currently does not have “memberships”, which will remain consistent in the updated facility. The only fees will be program fees and rentals, and there will also be a resident discount for rentals but all program fees are the same. No type membership / admission fees are envisioned for the new facility. The facility expects to be heavily programmed, but hours that are not programmed would be available for rentals. This facility will adhere to the existing cost recovery policy for recreation programs. The current cost recovery goal for all non-senior programs requires 100% coverage of all direct costs plus a 5-30% administrative fee to cover indirect costs. Cost recovery for senior programs vary widely depending on the type of program. For example, trips are required to fully cover costs but most drop in programs like cards, board games are free.

EXISTING PROGRAMMING

The following is a list of existing programs that are expected to carry over to the updated facility. These represent programs with no fees that are expected to take place weekly.

- Movie Mondays with Netflix® (both streaming & DVD'S)
- Bingo
- All games (Bridge, Canasta, Skip Bo, Pinochle, Dominos)
- Wii Bowling & Tournaments
- Birthday entertainment (monthly)
- Retirement Community assisted games
- Potluck (4 X annually)
- Medicare Seminars (monthly)
- Social Security Seminars (monthly)
- Seasonal Parties

- Book Club
- Senior Pep
- Chair Yoga
- Pickleball
- Senior Men's Basketball
- Ping Pong
- Elder Law Basics seminars
- Puzzles (raffle for charity)
- Library usage
- Blood Pressure checked (monthly)
- CHAMPSS open enrollment sessions

NEW PROGRAMMING

A variety of new programming will be possible with the updated facility. Based on conversations and capabilities of staff, the following programs were identified as potential additions to the lineup at the new facility.

NEW FEE-BASED PROGRAMS

- Senior Computer Classes (instructor)
- Quilting Classes (instructor)
- I-Phone/Cell Phone technology classes
- AARP classes including Safe Driver's Education (depends upon AV equipment that's available)
- OSHER Continuing Education Classes (depends upon AV equipment that's available)
- Kansas State Extension Classes (instructor)
- Sign Language Classes (JCCC instructor)
- Crochet classes (instructor)
- Art classes (instructor)
- Pickleball (outside)
- TOPS program (not new, but fee-based)

NEW FREE PROGRAMS

- Mahjong
- Bunko
- Cribbage
- Spades
- Card Bingo

STAFFING ASSUMPTIONS

The following positions and compensation packages should be included in a new updated facility:

- Customer Service staffing 50 hrs /week \$44,000 annually
- Recreation Program Supervisor, Seniors: Full time \$55,000/yr

- Recreation Program Supervisors (25% /each position), (Sports, Fitness, and Youth): \$45,000/yr
- Building Services staffing = 88 hrs /week
- (1) Full-time Building Services Worker: \$56,104.80
- (1) Part-time Building Services Worker: \$20,862.04
- (1) Variable Building Services Worker: \$16,757.83

FACILITY MAINTENANCE

The Department will rely on in-house staff for all maintenance. Major repairs or replacements are contracted out as needed. Systems will be a combination of in-house and contracted.

CURRENT UTILITY RATES

The tables below summarize utility payments from 2014-2018 for the existing Senior Center (4,000 sf) and Community Center (19,800 sf). Then, the five-year average and the average annual cost per square foot were calculated for each facility. The average cost per square foot for electric, gas, water, and sewer ranged from \$2.52-\$2.66.

Senior Center / 4,000 SqFt.							
Payments	2014	2015	2016	2017	2018	Annual Average	Avg Cost / SF
Electric	\$10,904	\$7,052	\$8,924	\$8,008	\$7,107	\$8,399	\$2.10
Gas	\$1,870	\$479	\$1,452	\$1,675	\$1,585	\$1,412	\$0.35
Water	\$469	\$413	\$475	\$510	\$394	\$452	\$0.11
Sewer	\$374	\$254	\$393	\$550	\$347	\$384	\$0.10
Total	\$13,617	\$8,198	\$11,244	\$10,743	\$9,433	\$10,647	\$2.66

Community Center / 19,800 SqFt.							
Payments	2014	2015	2016	2017	2018	Annual Average	Avg cost / SF
Electric	\$33,784	\$38,234	\$39,599	\$41,320	\$36,527	\$37,893	\$1.91
Gas	\$8,855	\$7,050	\$6,586	\$7,712	\$4,306	\$6,902	\$0.35
Water	\$3,647	\$2,153	\$3,689	\$4,137	\$3,487	\$3,423	\$0.17
Sewer	\$1,078	\$832	\$2,140	\$2,976	\$1,541	\$1,713	\$0.09
Total	\$47,364	\$48,269	\$52,014	\$56,145	\$45,861	\$49,931	\$2.52

EXISTING ANNUAL REVENUE GROWTH AND EXPENDITURE ASSUMPTIONS

The Department typically utilizes a 3% expenditure growth expectation; however, revenues are not usually forecasted by the Department to experience growth year over year, rather reflected in improved utilization.

1.3 FIVE YEAR FORECAST

The table below represents the five-year operational pro forma, categorized by function, for the facility. Based on the assumptions outlined in the Study, the site is projected to achieve a 52% cost recovery in year one that will remain consistent through year six. (Note: detailed revenue and expenditure models can be found in the Appendix).

Pro Forma Revenues & Expenditures

LENEXA COMMUNITY AND SENIOR CENTER

BASELINE: REVENUES AND EXPENDITURES

Revenues	1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year
Personnel & Utilities	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Building Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Drop-In	\$22,100.00	\$22,763.00	\$23,445.89	\$24,149.27	\$24,873.74	\$25,619.96
Fee-Based	\$76,450.00	\$78,743.50	\$81,105.81	\$83,538.98	\$86,045.15	\$88,626.50
Seniors	\$38,992.50	\$40,162.28	\$41,367.14	\$42,608.16	\$43,886.40	\$45,202.99
Rentals	\$88,000.00	\$90,640.00	\$93,359.20	\$96,159.98	\$99,044.78	\$102,016.12
Total	\$225,542.50	\$232,308.78	\$239,278.04	\$246,456.38	\$253,850.07	\$261,465.57

Expenditures	1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year
Personnel & Utilities	\$136,900.00	\$141,381.00	\$146,020.39	\$150,824.06	\$155,798.13	\$160,948.94
Building Maintenance	\$79,548.48	\$81,284.45	\$83,059.49	\$84,874.51	\$86,730.44	\$88,628.25
Drop-In	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Fee-Based	\$73,500.00	\$75,140.00	\$76,818.60	\$78,536.77	\$80,295.52	\$82,095.87
Seniors	\$138,391.00	\$142,457.48	\$146,653.54	\$150,983.60	\$155,452.23	\$160,064.15
Rentals	\$9,088.75	\$9,280.53	\$9,476.44	\$9,676.57	\$9,881.03	\$10,089.91
Total	\$437,428.23	\$449,543.45	\$462,028.46	\$474,895.52	\$488,157.35	\$501,827.12

Total Cost Recovery	52%	52%	52%	52%	52%	52%
----------------------------	------------	------------	------------	------------	------------	------------

APPENDIX A – SUMMARY OF REVENUES AND EXPENDITURES BY FUNCTION

This section details the revenue and expenditures for each of the following functions the Senior Center:

- Personnel & Utilities
- Building Maintenance
- Drop-In Programs
- Fee-Based Programs
- Seniors
- Rentals

PERSONNEL & UTILITIES

Pro Forma Revenues & Expenditures

LENEXA COMMUNITY AND SENIOR CENTER
PERSONNEL & UTILITIES BUDGET

ACCOUNT TITLE	BUDGET	EXPLANATION
REVENUES		
TOTAL REVENUES		
	\$0.00	

ACCOUNT TITLE	BUDGET	EXPLANATION
Personnel Services		
Customer Service Part Time	\$45,000.00	
Total	\$45,000.00	PERSONNEL SERVICES

SUPPLIES		
Office Supplies	\$7,500.00	
Safety Supplies	\$1,500.00	First aid supplies for center
Other Miscellaneous	\$500.00	
Total	\$9,500.00	Supplies

OTHER SERVICES & CHARGES		
Telephone Line Charges	\$6,000.00	
Electric	\$50,000.00	
Gas	\$7,500.00	
Water	\$5,000.00	
Sewer	\$2,500.00	
Trash Collection	\$6,000.00	
Copier	\$5,000.00	
Subscriptions	\$400.00	Survey monkey
Total	\$82,400.00	Other Services

TOTAL EXPENSES	\$136,900.00	
-----------------------	---------------------	--

NET REVENUE/(LOSS)	(\$136,900.00)	
---------------------------	-----------------------	--

BUILDING MAINTENANCE

Pro Forma Revenues & Expenditures

LENEXA COMMUNITY AND SENIOR CENTER
BUILDING MAINTENANCE BUDGET

ACCOUNT TITLE	BUDGET	EXPLANATION
REVENUES		
TOTAL REVENUES		
		\$0.00
Personnel Services		
Full-time Building Services Worker	\$43,875.00	1.25 FTE (3 employees - 1 FT, 1-250 hours; 1-300
Part-time Building Services Worker	\$20,420.00	
Variable Building Services Worker	\$5,628.48	
Overtime	\$1,000.00	
Part-Time Benefits	\$15,000.00	
Full-Time Benefits	\$23,000.00	
Total	PERSONNEL SERVICES	\$65,048.48
SUPPLIES		
Building Materials	\$9,500.00	Paint, Lumber, Nails, Screws, Glues, etc...
Repair Parts	\$5,000.00	Plumbing, Hardware, Electrical, Lighting, etc...
Total	Supplies	\$14,500.00
OTHER SERVICES & CHARGES		
Cleaning Services		
Building Repairs & Maint.		
Equipment Maint. Contract		
Other Rental & Leases		
Staff Clothing		
Internal Instruction Fees		
Total	Other Services	\$0.00
TOTAL EXPENSES		\$79,548.48
NET REVENUE/(LOSS)		(\$79,548.48)
cost recovery**		0.0%

DROP-IN PROGRAMS

Pro Forma Revenues & Expenditures

LENEXA COMMUNITY AND SENIOR CENTER
 DROP-IN PROGRAM BUDGET

ACCOUNT TITLE	BUDGET	EXPLANATION
REVENUES		
Pickleball	\$1,000.00	
Ping Pong	\$100.00	
Senior Open Gym	\$250.00	
Gym For Me	\$750.00	
Fitness Classes	\$20,000.00	
TOTAL REVENUES	\$22,100.00	
Personnel Services		
Part Time Rec Leaders		All costs picked up in fee-based programs
Overtime		All costs picked up in fee-based programs
Employer's Share of FICA		
Employer's Share of Medicare		
Total	PERSONNEL SERVICE	\$0.00
SUPPLIES		
Office Supplies		All costs picked up in fee-based programs
General Program Supplies		All costs picked up in fee-based programs
Other Miscellaneous		All costs picked up in fee-based programs
Total	Supplies	\$0.00
OTHER SERVICES & CHARGES		
Marketing & Promotions		All costs picked up in fee-based programs
Staff Clothing		All costs picked up in fee-based programs
Participant Clothing		All costs picked up in fee-based programs
Total	Other Services	\$0.00
TOTAL EXPENSES	\$0.00	
NET REVENUE/(LOSS)	\$22,100.00	

FEE-BASED PROGRAMS

Pro Forma Revenues & Expenditures

LENEXA COMMUNITY AND SENIOR CENTER
 FEE-BASED PROGRAM BUDGET

ACCOUNT TITLE	BUDGET	EXPLANATION
REVENUES		
Youth Art Class	\$1,500.00	
Growing Gardners	\$1,200.00	
Young Explorers	\$1,500.00	
Start Smart	\$1,500.00	
LTD Men's Basketball League	\$7,800.00	
Ultimate Frisbee	\$1,250.00	
Photography Class	\$1,000.00	
Design and Un-Wined	\$450.00	
Rain Barrel Class	\$1,500.00	
Happy Feet Soccer	\$2,700.00	
Shining Stars	\$30,000.00	
Karate	\$8,800.00	
Tennis Lessons	\$6,000.00	
Yoga Essentials	\$11,250.00	
TOTAL REVENUES	\$76,450.00	
Personnel Services		
Recreation Program Supervisors	\$50,000.00	(25% /each position), (Sports, Fitness, and Yc
Part Time Rec leaders	\$10,000.00	
Total	PERSONNEL SERVICES	\$60,000.00
SUPPLIES		
General Program Supplies	\$10,000.00	
Total	Supplies	\$10,000.00
OTHER SERVICES & CHARGES		
Marketing & Promotions	\$1,000.00	
Printing (Not Office Supplies)	\$500.00	
Staff Clothing	\$1,000.00	
Refunds, Awards & Indemnities	\$1,000.00	
Total	Other Services	\$3,500.00
TOTAL EXPENSES	\$73,500.00	
NET REVENUE/(LOSS)	\$2,950.00	
cost recovery**		104.0%

SENIOR PROGRAMS

Pro Forma Revenues & Expenditures

LENEXA COMMUNITY AND SENIOR CENTER

SENIOR PROGRAM BUDGET

ACCOUNT TITLE	BUDGET	EXPLANATION
REVENUES		
BBQ & Brews Trip	\$700.00	
Prairie Band Casino	\$625.00	
Journey Through Time Trip	\$620.00	
Arrowrock Trip	\$2,750.00	
Chicken N' Pickin'	\$3,900.00	
Hutchinson	\$2,875.00	
Senior Day at the K	\$1,020.00	
Prairie Band Casino	\$660.00	
Downstream Casino	\$925.00	
Art & Wine Adventure	\$9,750.00	
Haunted Atchison	\$1,800.00	
All About Ike	\$1,625.00	
Holiday Lights Tour	\$1,500.00	
Quality Hill	\$3,200.00	
Osher Continuing Education	\$400.00	
Potluck - March 25	\$75.00	
Potluck - June 10	\$75.00	
Potluck - September 23	\$75.00	
Potluck - December 9	\$75.00	
Senior Fiesta	\$187.50	
TOPS Program	\$555.00	
New Theatre - 3/15	\$1,600.00	
New Theatre - 7/1	\$800.00	
New Theatre - 8/12	\$1,600.00	
New Theatre - 11/11	\$1,600.00	
TOTAL REVENUES	\$38,992.50	
Personnel Services		
Recreation Program Supervisor, Seniors	\$55,000.00	
Total	PERSONAL SERVICES	\$55,000.00
SUPPLIES		
General Program Supplies	\$6,916.00	
Contracted Services for Programs	\$30,000.00	Trips, etc.
Other Miscellaneous		
Total	Supplies	\$36,916.00
OTHER SERVICES & CHARGES		
Professional Services	\$45,415.00	
Advertising	\$1,060.00	
Total	Other Services	\$46,475.00
TOTAL EXPENSES	\$138,391.00	
NET REVENUE/(LOSS)	(\$99,398.50)	
cost recovery**		28.2%

RENTALS

Pro Forma Revenues & Expenditures

LENEXA COMMUNITY AND SENIOR CENTER
RENTAL BUDGET

ACCOUNT TITLE	BUDGET	EXPLANATION
REVENUES		
Community Room Rentals	\$88,000.00	
TOTAL REVENUES	\$88,000.00	
Personnel Services		
Part Time	\$7,500.00	
Overtime	\$0.00	
Employer's Share of FICA	\$477.00	6.36% of Salaries and Wages
Employer's Share of Medicare	\$111.75	1.49% of Salaries and Wages
Total	PERSONNEL SERVICES	\$8,088.75
SUPPLIES		
Linens & Laundry	\$0.00	
Other Miscellaneous	\$1,000.00	
Total	Supplies	\$1,000.00
TOTAL EXPENSES	\$9,088.75	
NET REVENUE/(LOSS)	\$78,911.25	
cost recovery**	968.2%	

Section 5 Budget and Phasing

Budget Opinions of probable cost are based on recent experience with similar project types and historical data for projects of similar scale. Market volatility, escalation, and other outside influences should be considered as future improvements are implemented. No escalation was assumed in the following cost opinions as a timeline for implementation was unknown at the time of this study. 4% to 5% per annum could be considered when budgeting into the future; however, several outside factors may impact the escalation.

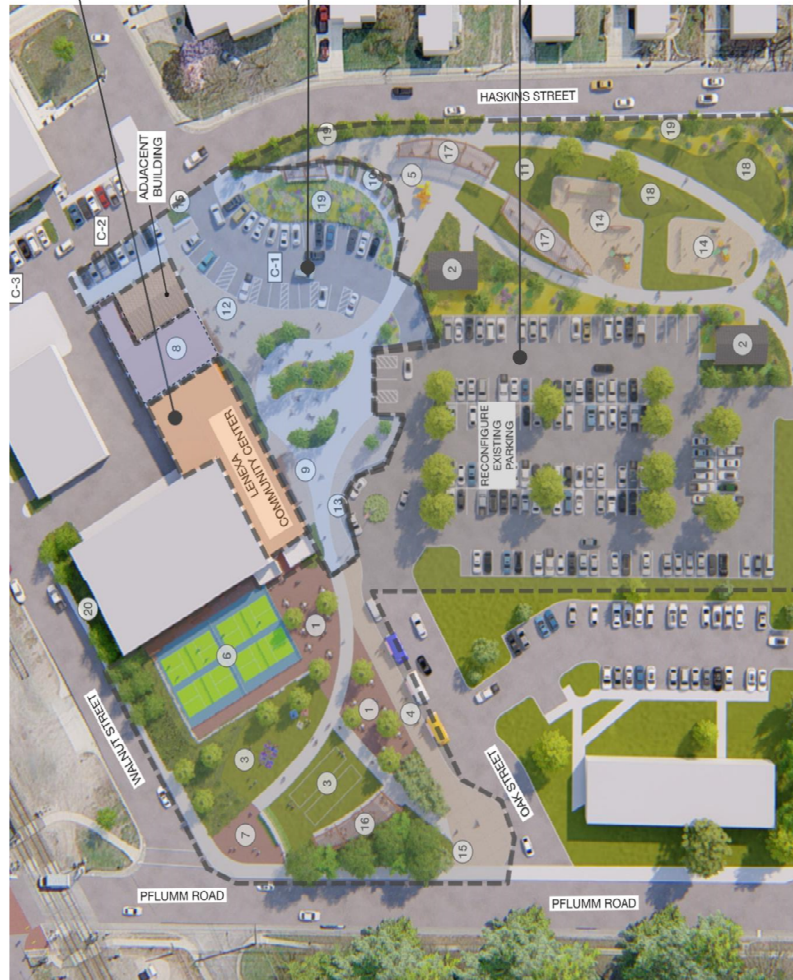
Phasing & Implementation Strategy

Community Center Improvements

Senior Center / Community Center Consolidation

Full Master Plan & Improvements to Site & Parking

Estimate Assumptions
 15% Design / Estimate Contingency in Hard Costs
 5% Owner Contingency in Soft Costs
 No Escalation (Mid-point Construction: Q1 2020)
 No HazMat or Site Remediation





Community Center Improvements	
Accessibility Compliance	\$ 414,000
Lobby & Reception Renovation	\$ 132,170
New Flex Program Room	
Kitchen Renovation & Equipment	
New Restrooms / Showers	
Construction Cost Estimated	\$ 414,000
Soft Costs Estimated	\$ 132,170
Total Project Cost Estimate	\$ 546,170

Senior Center / Community Center Consolidation
 Demo Existing Adjacent MedAct Building
 New Building Addition on Location of Former MedAct Building for Expanded Program / Multi-Purpose Space
 Renovate Existing Building to Create Program Spaces for Seniors' Use - Flex Rm, Storage Rms, Office, Lounge and Restrooms
 Renovate/Modify Existing Ramp and Stairs
 New Parking and Plaza Improvements
 Replace Community Gardens
 New Entry Canopy/Trellis and Building Signage
 Demo and Sod Existing Senior Center

Construction Cost Estimated	\$ 2,078,496
Soft Costs Estimated	\$ 385,741
Total Project Cost Estimate	\$ 2,464,238





Full Master Plan & Improvements to Site & Parking	
Pickleball / Flex Space & Connection to Gymnasium	
Scouting Park Improvements	
Existing Parking Lot Improvements	
Lawn Spaces & Food Truck Plaza	
New Monument Signage	
Trellises & Shelters	
Trees, Landscaping, and Earth Forms	
Public Art at North Elevation of CC & Maintenance Building	
Construction Cost Estimated	\$ 2,583,735
Soft Costs Estimated	\$ 539,979
Total Project Cost Estimate	\$ 3,123,714

<p>Community Center Improvements</p> <ul style="list-style-type: none"> Accessibility Compliance Lobby & Reception Renovation New Flex Program Room Kitchen Renovation & Equipment New Restrooms/Showers 	<p>Senior Center / Community Center Consolidation</p> <ul style="list-style-type: none"> Demo Existing Adjacent MedAct Building New Building Addition on Location of Former MedAct Building for Expanded Program / Multi-Purpose Space Renovate Existing Building to Create Program Spaces for Seniors' Use - Flex Rm, Storage Rms, Office, Lounge and Restrooms Renovate/Modify Existing Ramp and Stairs New Parking and Plaza Improvements Replace Community Gardens New Entry Canopy/Trellis and Building Signage Demo and Sod Existing Senior Center 	<p>Full Master Plan & Improvements to Site & Parking</p> <ul style="list-style-type: none"> Pickleball / Flex Space & Connection to Gymnasium Scouting Park Improvements Existing Parking Lot Improvements Lawn Spaces & Food Truck Plaza New Monument Signage Trellises & Shelters Trees, Landscaping, and Earth Forms Public Art at North Elevation of CC & Maintenance Building 	<table border="0"> <tr> <td>Construction Cost Estimated</td> <td style="text-align: right;">\$ 5,076,231</td> </tr> <tr> <td>Soft Costs Estimated</td> <td style="text-align: right;">\$ 1,057,890</td> </tr> <tr> <td>Total Project Cost Estimate</td> <td style="text-align: right;">\$ 6,134,121 *</td> </tr> </table> <p><small>* Total project cost could be affected if project is performed as a single scope in lieu of phases.</small></p>	Construction Cost Estimated	\$ 5,076,231	Soft Costs Estimated	\$ 1,057,890	Total Project Cost Estimate	\$ 6,134,121 *
Construction Cost Estimated	\$ 5,076,231								
Soft Costs Estimated	\$ 1,057,890								
Total Project Cost Estimate	\$ 6,134,121 *								



Section 6

Appendix A: Meeting Minutes

Project Kick-Off – 8/23/18

Site and Building Walkthrough – 9/20/18

User Group Meeting – 10/2/18

Staff Group Meeting – 10/3/18

Design Meeting – 10/24/18

Concept Presentation – 11/13/18

Feedback from City – 12/18/18

City Council Presentation – 1/8/19

Date: 8/23/18 – Project Kick-Off



MEETING AGENDA

Lenexa Kansas Senior Center / Community Center Study
for the City of Lenexa

MEETING PURPOSE: Project Kick-Off
LOCATION: Lenexa City Hall
DATE/TIME: 8/23/2018 @ 11am

Agenda

1. Introductions
 - a. Key Points of Contact
 - b. Roles and Responsibilities
2. Project
 - a. Background
 - b. Goals & Objectives
3. Administrative
 - a. Scope / Work Plan
 - b. Schedule
 - c. Budget
4. Next Steps
 - a. Document Existing Conditions
 - b. Assessment and Field Verification
 - c. Next Meeting: To be determined



MEETING NOTES

LENEXA SENIOR & COMMUNITY CENTER
CITY OF LENEXA

MEETING PURPOSE: Site and Building Walk, Progress Meeting, etc
LOCATION: Location
DATE/TIME: 09/20/2018 @ 10:00 am
NOTES ISSUED ON: 09/25/2018
ISSUED BY: M. Klingele/SFS

These notes reflect our understanding of the issues discussed and conclusions reached during this meeting. We are proceeding on this basis. Please contact our office within 7 calendar days to request any clarification or amendment to these notes.

Attendees

	Name	Company	Phone	Email
<input checked="" type="checkbox"/>	Danielle Dulin	Lenexa	913-477-7550	ddulin@lenexa.com
<input checked="" type="checkbox"/>	Dave Delecky	Lenexa		ddelecky@lenexa.com
<input checked="" type="checkbox"/>	Johnny Mays	Lenexa	913-477-7161	jmays@lenexa.com
<input checked="" type="checkbox"/>	Logan Wagler	Lenexa	913-477-7140	lwagler@lenexa.com
<input checked="" type="checkbox"/>	Todd Pelham	Lenexa	813-935-7732	tpelham@lenexa.com
<input checked="" type="checkbox"/>	Brian Garvey	SFS	816-474-1397	bgarvey@sfsarch.com
<input checked="" type="checkbox"/>	Jake Stradola	Confluence	816-531-7227	jstradola@thinkconfluence.com
<input checked="" type="checkbox"/>	Kerry Newman	SFS	816-474-1397	knewman@sfsarch.com
<input checked="" type="checkbox"/>	Maria Klingele	SFS	816-474-1397	mklingele@sfsarch.com
<input checked="" type="checkbox"/>	Matt Evett	Confluence	816-531-7227	mevett@thinkconfluence.com
<input checked="" type="checkbox"/>	Tim Overstreet	SFS	816-474-1397	toverstreet@sfsarch.com
<input type="checkbox"/>				

Notes and Action Items

1.0 Exterior Site Observations

1.1 Discussion of Access

- a. Portion of Oak Street remaining, used to go all the way through, could go away completely.



MEETING NOTES

LENEXA SENIOR & COMMUNITY CENTER
CITY OF LENEXA

- b. Lower level – consider drop-off.
- c. Accessibility.
- 1.2 Discussion of Connections**
 - a. Connection to Old Town environment is important.
 - b. Visual sight lines to train is appreciated by the seniors.
 - c. Potential exterior space connected to interior event space – exterior space could be rentable, review options for “enclosing or securing/fencing” exterior portion of space.
 - d. Potential to add glass to the exterior walls of the gym. Allow natural light to enter and connect visually to the exterior.
 - e. Maintain connections to park space.
- 1.3 Discussion of Function**
 - a. Multi-purpose outdoor space; accommodate pickle ball, food trucks, vendor space, etc for community events.
 - b. Green space/park is currently well used, consider adding shelter(s) for rental opportunities.
 - c. Med Act Building owned by City leased by Med Act. They could move freeing up building for options to better suite Community Center programming (parking, access, etc.). Sleeping areas and kitchenette for EMTs who sleep there.
 - d. There is a shortage of parking on and around site.
 - e. Existing community garden could be relocated.
 - f. Maintenance vehicles park along Oak Street after 3:30 (currently no other parking available for them)

2.0 Senior Center

- 2.1 Physical Condition**
 - a. Roof was replaced in 2015.
 - b. Plumbing is undersized, frequent service calls.
 - c. Interior slab on grade is not level in some areas of building.
- 2.2 Programs**
 - a. Monday through Friday spaces are programmed all day. Open from 9am to 4pm.
 - b. Meals on Wheels has contract and operates from kitchen.
 - i. Sue receives the meals, heats them and serves them to the seniors. Some of the meals are picked up by delivery drivers. 50-60 total meals per day delivered.
 - c. Focus is on “social” recreation as opposed to active recreation or fitness; more passive type programming (i.e. cards, bingo, chair yoga, etc).
 - d. Wish List:
 - i. Request for additional classroom space. Classrooms should be spacious and accommodate all senior mobility accessories such as walkers, canes, wheel chairs, oxygen, etc. for 40 to 50 attendees.
 - ii. Easy and close access to restrooms and parking is critical.

2

sfs architecture inc | 2100 central suite #31 kansas city missouri 64108 | o.816.474.1397 f.816.421.8024
www.sfsarch.com



MEETING NOTES

LENEXA SENIOR & COMMUNITY CENTER
CITY OF LENEXA

- iii. Classrooms for "messy" activities such as arts and crafts.
- iv. Movable partitions for breaking down large spaces are good and allow programs to run simultaneously.
- v. Movie system – both sound and screen – are desired.

3.0 Community Center

3.1 Access

- a. Staff uses north access door.
- b. Check-in Reception not welcoming; would like to consider modifications to this area.
- c. No elevator between levels is provided; existing ramp is at maximum slope allowed to meet accessibility, but width is very narrow.

3.2 Amenities for Consideration

- a. Add restrooms to lower level.
- b. Locate kitchen on lower level with exterior building access to kitchen to accommodate loading and unloading.
- c. Consider raising lower level slab elevation to eliminate four to six-inch difference in levels.

3.3 Programming

- a. Kitchen typically only used for warming.

Attachments: NA

Distributed to: Attendees (See sign-in list) and/or other; file.

END MEETING NOTES



MEETING NOTES

LENEXA SENIOR & COMMUNITY CENTER
CITY OF LENEXA

MEETING PURPOSE: User Group Meeting
LOCATION: Senior Center
DATE/TIME: 10/02/2018 @ 10:30 am

NOTES ISSUED ON: 10/10/2018
ISSUED BY: Tim Overstreet/SFS

These notes reflect our understanding of the issues discussed and conclusions reached during this meeting. We are proceeding on this basis. Please contact our office within 7 calendar days to request any clarification or amendment to these notes.

Attendees

	Name	Company	Phone	Email
<input checked="" type="checkbox"/>	Danielle Dulin	Lenexa	913-477-7550	ddulin@lenexa.com
<input type="checkbox"/>	Dave Delecky	Lenexa		ddelecky@lenexa.com
<input checked="" type="checkbox"/>	Johnny Mays	Lenexa	913-477-7161	jmays@lenexa.com
<input checked="" type="checkbox"/>	Logan Wagler	Lenexa	913-477-7140	lwagler@lenexa.com
<input type="checkbox"/>	Todd Pelham	Lenexa	813-935-7732	tpelham@lenexa.com
<input type="checkbox"/>	Gary Ristow	Lenexa		gristow@lenexa.com
<input type="checkbox"/>	Mandy Danler	Lenexa		mdanler@lenexa.com
<input type="checkbox"/>	Brandy Adams	Lenexa		badams@lenexa.com
<input checked="" type="checkbox"/>	Brian Garvey	SFS	816-474-1397	bgarvey@sfsarch.com
<input type="checkbox"/>	Jake Stradola	Confluence	816-531-7227	jstradola@thinkconfluence.com
<input type="checkbox"/>	Kery Newman	SFS	816-474-1397	knewman@sfsarch.com
<input checked="" type="checkbox"/>	Maria Klingele	SFS	816-474-1397	mklingele@sfsarch.com
<input type="checkbox"/>	Matt Evett	Confluence	816-531-7227	mevett@thinkconfluence.com
<input checked="" type="checkbox"/>	Tim Overstreet	SFS	816-474-1397	toverstreet@sfsarch.com



MEETING NOTES

LENEXA SENIOR & COMMUNITY CENTER
CITY OF LENEXA

Notes and Action Items

*See attached for list of additional requests compiled and provided by users of the facility.

1.0 General Discussion Items

- 1.1 Request to have a storm shelter since there is no basement in the facility.
- 1.2 Stated that more and more baby boomers are retiring and will be using the facility. Planning for future expansion is recommended.
- 1.3 Pickleball players would like to have a dedicated area to play (indoor and outdoor if possible).
- 1.4 The space needs to be multi-purpose to allow various types of activities in the future.
- 1.5 The group expressed desire to be engaged throughout the process.
- 1.6 Table tennis group stated that they love their facility today and that the program is growing. Requested this be considered as the process moves forward.
- 1.7 Request to upgrade the senior center glass to be soundproof or make the train crossing a quiet zone if possible. Logan explained the city is considering "wayside sirens" that are directional and much quieter for adjacent properties.
- 1.8 Existing chairs – Users find them difficult to move on the carpet and of poor quality.
- 1.9 Carpet is safer when using a cane because it provides slip resistance. Standard carpet is not good for spills which tend to occur frequently.
- 1.10 Seniors stated that more restroom facilities are needed for women than for men and additional space is needed for wheelchairs, walkers, etc.
- 1.11 Parking and distance to the entrance is a high priority. The path from parking areas to entry needs to be as short and level as possible. Providing more than the minimum required number of accessible parking stalls was recommended.
- 1.12 A canopy was requested at the building entry because it's difficult to hold an umbrella and use a walker simultaneously.
- 1.13 Having the standalone building is convenient and easy to access.
- 1.14 Funding is currently allocated for accessibility improvements however the consolidation project being discussed will likely require additional funding and the approval by the City Council.
- 1.15 The City and SFS will follow up with another opportunity for feedback in late October, early November when concept options will be presented and discussed.

Attachments:

- List of Senior Center User Requests

END MEETING NOTES

Lenexa Senior Center Requests:

1. Close Handicap parking areas; needs to triple the number of current spaces
2. No steps
3. Bigger restrooms more suitable for ADA access (2 ADA stalls; 2 regular stalls; multiple sinks); should be close to Senior activity areas; kitchen must also have good access for meals on wheels delivery
4. Kitchen should be close to eating area; kitchen should have at least 3 countertops, one with large opening to common area.
5. Lockable kitchen cabinets & drawers
6. Larger refrigerator; 2 stoves with ovens; microwave; space for 3 hot food storage units; space for 30 storage bags for food delivery; popcorn machine storage plus popcorn, oil, and salt
7. Larger ice maker
8. Larger locked storage room
9. At least 3 classrooms to enable more programs all with locked storage
10. All Senior activities should be on one floor
11. Separate rooms for library, puzzles, exercise equipment and TV
12. Updated AV equipment to be able to show movies and conduct educational programming
13. Large main room to accommodate 80-100 Seniors and allow space between tables for walkers and wheelchairs
14. Floor surface needs to be flexible; no carpet as chairs need to be able to slide away from tables when we get up
15. New chairs that are comfortable, and can easily slide to get in & out from the table
16. Senior space needs to be homey and welcoming similar to current look

User Group Meeting – Photos





MEETING NOTES

LENEXA SENIOR & COMMUNITY CENTER
CITY OF LENEXA

MEETING PURPOSE: Staff Group Meeting
LOCATION: Lenexa City Hall
DATE/TIME: 10/03/2018 @ 11:00 am

NOTES ISSUED ON: 10/10/2018
ISSUED BY: Tim Overstreet/SFS

These notes reflect our understanding of the issues discussed and conclusions reached during this meeting. We are proceeding on this basis. Please contact our office within 7 calendar days to request any clarification or amendment to these notes.

Attendees

	Name	Company	Phone	Email
<input checked="" type="checkbox"/>	Danielle Dulin	Lenexa	913-477-7550	ddulin@lenexa.com
<input type="checkbox"/>	Dave Delecky	Lenexa		ddelecky@lenexa.com
<input checked="" type="checkbox"/>	Johnny Mays	Lenexa	913-477-7161	jmays@lenexa.com
<input checked="" type="checkbox"/>	Logan Wagler	Lenexa	913-477-7140	lwagler@lenexa.com
<input type="checkbox"/>	Todd Pelham	Lenexa	813-935-7732	tpelham@lenexa.com
<input checked="" type="checkbox"/>	Gary Ristow	Lenexa		gristow@lenexa.com
<input checked="" type="checkbox"/>	Mandy Danler	Lenexa		mdanler@lenexa.com
<input checked="" type="checkbox"/>	Brandy Adams	Lenexa		badams@lenexa.com
<input checked="" type="checkbox"/>	Brian Garvey	SFS	816-474-1397	bgarvey@sfsarch.com
<input type="checkbox"/>	Jake Stradola	Confluence	816-531-7227	jstradola@thinkconfluence.com
<input type="checkbox"/>	Kerry Newman	SFS	816-474-1397	knewman@sfsarch.com
<input checked="" type="checkbox"/>	Maria Klingele	SFS	816-474-1397	mklingele@sfsarch.com
<input type="checkbox"/>	Matt Evett	Confluence	816-531-7227	mevett@thinkconfluence.com
<input checked="" type="checkbox"/>	Tim Overstreet	SFS	816-474-1397	toverstreet@sfsarch.com



MEETING NOTES

LENEXA SENIOR & COMMUNITY CENTER
CITY OF LENEXA

Notes and Action Items

*See attached list of requests compiled by Community Center staff members.

1.0 General Discussion Items

- 1.1 Frequent requests from users:
 - a. More gym rental times, especially in winter.
 - i. Basketball, volleyball, pickleball, futsal.
- 1.2 Gym is primarily used for sports.
- 1.3 Request for an inviting space with an updated look and feel.
- 1.4 Some aerobics occur in the Rec Room like chair yoga
 - a. Capacity of room is sometimes pushed, could be larger.
- 1.5 Rec Room – Tables are stored in the corner today. It would be nice to have a dedicated storage space for tables and chairs.
- 1.6 Nicer A/V equipment – Bluetooth, projector, TV screen, etc.
- 1.7 Gym is used as a multi-purpose space.
 - a. Sports, Quinceaneras, weddings, children’s fun events, etc.
 - b. For weddings there is usually a DJ who brings their own equipment.
- 1.8 Designated parking areas for Senior Center and Community Center would be nice.
 - a. When there are large events at the community center the seniors have no parking spaces.
- 1.9 Front Desk
 - a. Open concept with no teller style windows.
 - b. More welcoming, transaction-high desk.
 - c. Mailboxes, cabinets in reception area aren’t used anymore.
 - d. Potential to keep existing reception storage office but remove front reception area and replace with a kiosk in the opposite corner.
 - e. Views of the entry and down the hallway would be good.
 - f. A space for a safe is needed.
 - g. A space for someone to land is needed in case there is a medical emergency.
 - h. Potential to have windows looking into gym from lobby.
- 1.10 Doors on gym:
 - a. Occasional issues with interference during basketball games.
 - b. They are in bad shape and need to be replaced.
 - c. Potentially relocate them so they aren’t centered.
- 1.11 Foldable chairs requested – Stackable chairs are too heavy and take up too much space.
 - a. Chair yoga requires foldable chairs.
- 1.12 Digital signage would be better than a bulletin board in the Lobby – It’s difficult to keep a bulletin board up to date with the latest schedule of events (Staff would maintain it).
- 1.13 The existing marquee that sits on Pflumm is outdated – Potential to be digital could be explored.
- 1.14 Gym lighting controls are simple, easily adjustable and works well.

2

sfs architecture inc | 2100 central suite #31 kansas city missouri 64108 | o.816.474.1397 f.816.421.8024
www.sfsarch.com



MEETING NOTES

LENEXA SENIOR & COMMUNITY CENTER
CITY OF LENEXA

- 1.15 A fitness area on the main level is needed for seniors. Potentially locate it in a portion of the existing gym storage room.
- 1.16 Locker Rooms
 - a. Men's is occasionally used, women's is never used.
 - b. Showers aren't needed. Changing rooms would be more utilized.
 - c. Possible to create larger unisex restrooms with showers.
 - d. Lockers aren't needed.
 - e. Concern about having lockable rooms during big events – SFS to explore options.
 - f. Additional facilities are needed for when there are big events.
- 1.17 Gary would like to see usage reports to see how often and when spaces are used today. Interested to see how many times the kitchen is really used today.
- 1.18 Gary inquired about adding an addition at location of the existing Med/Act building. Danielle and Todd are meeting with users to discuss soon.
- 1.19 Potential to cordon off certain spaces in the community center.
- 1.20 Kitchen – Two will be required.
 - a. One adjacent to the gym.
 - b. One for the seniors on the lower level.
 - i. Senior kitchen could potentially be for warming only.
 - ii. ~45 people served on site today and 50-60 for meals on wheels.
- 1.21 Potential to create a commercial kitchen that is rentable.
- 1.22 An outdoor space with a seating area would be nice.
- 1.23 Indoor walking track, concession area, garden area.
- 1.24 Rec Room subfloor has issues and is buckling.
- 1.25 Gym floor is in good shape – Installed 4-5 years ago.
- 1.26 Small storage space in reception office would be nice to have.
- 1.27 Building needs to be accessible for wheelchairs and strollers (double width).
 - a. Restroom entries need to be larger to allow for wheelchair to get around easier.
- 1.28 No dedicated space needed for ping pong – 12-18 people play typically.
- 1.29 It is more efficient from a customer service and operations perspective for all users to be consolidated in one building.
- 1.30 Very flexible spaces needed throughout – Organized with plenty of storage.
- 1.31 Senior Center infrastructure is and will continue to be an issue.
- 1.32 Potential to add addition at entry or at NW corner of gym.
- 1.33 If Senior Center went away that area could potentially become:
 - a. Outdoor pickleball area
 - b. Splash pad / water play area
 - c. Seating area
- 1.34 Look at adding an addition to the east of the gym where there is currently a strip of grass.
 - a. Could be used for additional gym storage.
 - b. Would be a good place to store a new, lighter stage.

3

sfs architecture inc | 2100 central suite #31 kansas city missouri 64108 | o.816.474.1397 f.816.421.8024
www.sfsarch.com



MEETING NOTES

LENEXA SENIOR & COMMUNITY CENTER
CITY OF LENEXA

- c. Current stage is heavy and requires 3 men to set it up (senior banquet, employee appreciation events, etc.)

1.35 A ramp to the kitchen for the caterers would be nice.

Upcoming Meetings:

- 10/10/2018 – Confluence / Lenexa – Brainstorm site options
- 10/24/2018 – Lenexa – Review conceptual options
- 11/13/2018 – Lenexa / Confluence / Seniors – Stations set up – Review conceptual options

Attachments:

- List of Community Center Staff Requests

END MEETING NOTES

X MPR/Kitchen Rentals ?
↔ Stage Rentals ?



STAFF QUESTIONS

LENEXA SENIOR & COMMUNITY CENTER
CITY OF LENEXA

Staff Questions for Meeting 10/3/18

Brian
Tina
Nokia

****Please think about the questions below and provide your thoughts.**

1. What are some of the frequent requests you receive from the users of the facility?
Accessibility to necessary items by building services or customer service rep – building supervisor needed.
Working warming trays – currently disconnected at SC.
Designated parking for when events are taking place at the LCC at the same time
A/v
2. What are some things that might improve your experience as staff and the experience of your visitors and guests? Time to walk through with potential renters. Currently have to man front desk at LCC, and may have customers waiting.
3. What have you seen in other facilities that are unique and successful?
Outdoor seating area near the indoor space.
4. Are there additional spaces/amenities that could be added to help you perform your job day to day?
5. What would you like to be able to do that you can't do currently?
Better service the drop-in programs while assisting walk-in and phone customers. Currently use honor system for drop-in programs. Would help to offer specific services at the SC/LCC that are separate from the RC, to avoid overlap and confusion.
6. Are there currently any problems with accessing the facilities within the current space by you or the users? (Restrooms, kitchen, storage closets, shelving, etc.)
LCC lobby area is not big enough for patrons to wait prior to event start time. ✓
7. Any additional thoughts or comments?
Would like to see the LCC be used as the SC with additional meeting/event space; additional parking; smaller front desk office space – more of a check-in desk.

Staff Questions for Meeting 10/3/18

***Please think about the questions below and provide your thoughts.*

1. What are some of the frequent requests you receive from the users of the facility?
 - Rentals for shelters
 - Rentals for Thompson Barn and Community Center and Senior Center rooms
 - Information for those rentals (costs, size, amenities, availability, hours)
 - Information on programs offered at all locations
 - Sign ups for classes or programs
 - Information on particular programs specifically (eg-Seniors, Youth, Swimming, etc.)
 - Purchasing swim pool passes
 - Field rentals
 - Tours of the Community Center/Senior Center Rooms for rent (including kitchen amenities)
 - Payments for all of the above plus collecting money for pickleball play, ping pong play, Senior Basketball, etc.
 - Collect payments and prepare passes for Sr. Pep, Chair Yoga, and Cardiacore
 - Seniors come by looking for tickets, and make payments for their trips
 - Users need the basketball pumps for the basketballs for open gym, or other equipment
 - Questions about the Legler Barn vs the Thompson Barn.
 - Book Thompson Barn Tours
 - Senior inquiries regarding their programs
 - Keep up bulletin board with up to date information
 - Keep handouts for senior programs and their calendar
 - Help Bettie with projects as needed

2. What are some things that might improve your experience as staff and the experience of your visitors and guests?
 - More desk area to work on
 - More storage area to store things to prevent a cluttered look
 - More organizational storage on desks
 - Updated computer equipment
 - Hide cords and unnecessary equipment on desks
 - Have a list of activities going on that day where people can see what's going on at the LCC (maybe on a screen board)
 - More marked handicap spaces/Senior spaces for the Senior Center so that their spaces don't get taken when there are events at the LCC.
 - More meeting space areas for 50-150 guests
 - Another gym for more pickleball play or a place for teens to come to during the summer. (Many can't afford to join the Rec Center but want to play basketball or do other activities)

3. What have you seen in other facilities that are unique and successful?
 - Rock Wall Climbing
 - Foam Pit Area
 - Concessions area
 - Indoor running/jogging area
 - Indoor garden area-growing plants for homeless or seniors year round

4. Are there additional spaces/amenities that could be added to help you perform your job day to day?
 - More desk space area
 - Update area to make it look more modern but keep the office atmosphere with division of space between the customers and employees for safety (keep the separation for safety and warmth in the winter)
 - More kitchen space area in the rooms that the guests rent.
 - More storage spaces

5. What would you like to be able to do that you can't do currently?
 - Maintain the office temp (hot or cold) to the weather outside. It is usually too cold in the office and no one can seem to get the temp correct.
 - Control the gym temp better. We get complaints of how cold the gym is and are told by staff if we turn it up it gets too humid so they keep it at 62 degrees (too cold for older folks)

6. Are there currently any problems with accessing the facilities within the current space by you or the users? (Restrooms, kitchen, storage closets, shelving, etc.)
 - More restrooms for the ladies would be good for larger events.
 - Ladies restroom handicap stall opens in and not out. Not good for accessing in a wheelchair. Can't close door.
 - Toilet paper dispenser is too low in handicap stall. Other places have it above the railing instead of below.
 - There is not a handicap sink in the ladies restroom.
 - Do we really need shower areas in the bathrooms? We have 1 person that uses it that works for the City during lunch each day. No one else showers here.
 - The men have two bathrooms. Could they be combined somehow?
 - Users would like to have a kitchen facility area in the area that they rent. It is only available now if you rent the MPR or the Senior Center. The AB room only has a sink with a long counter
 - It would be great to have a warmer along with the stoves in the kitchen
 - We can always use storage space

7. Any additional thoughts or comments?
 - Most people just want to maintain the home town Community Center feel.

Staff Questions for Meeting 10/3/18

***Please think about the questions below and provide your thoughts.*

1. What are some of the frequent requests you receive from the users of the facility?
 - Rentals for shelters
 - Rentals for Thompson Barn and Community Center and Senior Center rooms
 - Information for those rentals (costs, size, amenities, availability, hours)
 - Information on programs offered at all locations
 - Sign ups for classes or programs
 - Information on particular programs specifically (eg-Seniors, Youth, Swimming, etc.)
 - Purchasing swim pool passes
 - Field rentals
 - Tours of the Community Center/Senior Center Rooms for rent (including kitchen amenities)
 - Payments for all of the above plus collecting money for pickleball play, ping pong play, Senior Basketball, etc.
 - Collect payments and prepare passes for Sr. Pep, Chair Yoga, and Cardiacore
 - Seniors come by looking for tickets, and make payments for their trips
 - Users need the basketball pumps for the basketballs for open gym, or other equipment
 - Questions about the Legler Barn vs the Thompson Barn.
 - Book Thompson Barn Tours
 - Senior inquiries regarding their programs
 - Keep up bulletin board with up to date information
 - Keep handouts for senior programs and their calendar
 - Help Bettie with projects as needed

2. What are some things that might improve your experience as staff and the experience of your visitors and guests?
 - More desk area to work on
 - More storage area to store things to prevent a cluttered look
 - More organizational storage on desks
 - Updated computer equipment
 - Hide cords and unnecessary equipment on desks
 - Have a list of activities going on that day where people can see what's going on at the LCC (maybe on a screen board)
 - More marked handicap spaces/Senior spaces for the Senior Center so that their spaces don't get taken when there are events at the LCC.
 - More meeting space areas for 50-150 guests
 - Another gym for more pickleball play or a place for teens to come to during the summer. (Many can't afford to join the Rec Center but want to play basketball or do other activities)

CONSISTENCY BY EVERYONE

3. What have you seen in other facilities that are unique and successful?
 - Rock Wall Climbing
 - Foam Pit Area
 - Concessions area
 - Indoor running/jogging area *- WALKING TRACK*
 - Indoor garden area-growing plants for homeless or seniors year round

4. Are there additional spaces/amenities that could be added to help you perform your job day to day?
 - More desk space area
 - Update area to make it look more modern but keep the office atmosphere with division of space between the customers and employees for safety (keep the separation for safety and warmth in the winter)
 - More kitchen space area in the rooms that the guests rent.
 - More storage spaces
5. What would you like to be able to do that you can't do currently?
 - Maintain the office temp (hot or cold) to the weather outside. It is usually too cold in the office and no one can seem to get the temp correct.
 - Control the gym temp better. We get complaints of how cold the gym is and are told by staff if we turn it up it gets too humid so they keep it at 62 degrees (too cold for older folks)
6. Are there currently any problems with accessing the facilities within the current space by you or the users? (Restrooms, kitchen, storage closets, shelving, etc.)
 - More restrooms for the ladies would be good for larger events.
 - Ladies restroom handicap stall opens in and not out. Not good for accessing in a wheelchair. Can't close door.
 - Toilet paper dispenser is too low in handicap stall. Other places have it above the railing instead of below.
 - There is not a handicap sink in the ladies restroom.
 - Do we really need shower areas in the bathrooms? We have 1 person that uses it that works for the City during lunch each day. No one else showers here.
 - The men have two bathrooms. Could they be combined somehow?
 - Users would like to have a kitchen facility area in the area that they rent. It is only available now if you rent the MPR or the Senior Center. The AD room only has a sink with a long counter
 - It would be great to have a warmer along with the stoves in the kitchen
 - We can always use storage space
7. Any additional thoughts or comments?
 - Most people just want to maintain the home town Community Center feel.

Keep in mind convenience & personal service to attract SENIORS.

Lenexa RESIDENTS LIKE THE HISTORICAL VALUE & FEEL OF OLD TOWN. KEEP THE SMALL TOWN FEEL AND CONVENIENCE IN THIS COMMUNITY CENTER.

ALSO, A LARGE # OF SENIORS USE OUR SENIOR CENTER. THEY LIKE THE FEEL OF HAVING THEIR OWN SPECIAL PLACE. NOT RUN OVER BY KIDS OR YOUNG ADULTS. SENIORS ALSO LIKE THE CONVENIENCE OF WALKING JUST NEXT DOOR TO MAKE RESERVATIONS, pay and pick up tickets. They appreciate the individual person to person contact/relatability factor.

FOR SENIORS promote socialization.
Include - don't exclude our senior population.
Give them a social area for leisure + social opportunities. A place they can feel trust and nurtured. A welcoming gathering space with easy access to interact with others.

Also, maybe a SMALL CLASSROOM FOR SENIOR EDUCATIONAL SEMINARS, MEETINGS OR CLASSES.

Staff Questions for Meeting 10/3/18

***Please think about the questions below and provide your thoughts.*

1. What are some of the frequent requests you receive from the users of the facility?
 - More gym rental times (especially winter)
 - More inviting space and up to date look and feel to the space.
 - Kitchen access for the AB room. This could include a small kitchen area or prep area with refrigerator.
 - Access to staff during evening and weekend rentals
 - Updated kitchen space
2. What are some things that might improve your experience as staff and the experience of your visitors and guests?
 - FD: A more open concept that does not have teller style windows and a space that is more welcoming. Transaction high desk
 - FD: Smaller space for staff to work in which would give more lobby space.
 - FD: Attendant is positioned so they can visually see what is coming through the door or hall.
 - Back office: Space that needs to be cleaned out and can be used for storage and additional staff if needed
 - Building: All one level
 - Outside: A sitting area for visitors
 - Parking: Additional parking especially for bigger events
 - Larger bathroom entry for wheelchair/stroller entry
 - Provide new collapsible chairs-easier on staff and room saver
3. What have you seen in other facilities that are unique and successful?
4. Are there additional spaces/amenities that could be added to help you perform your job day to day?
 - Organized space that is proper size with proper storage
5. What would you like to be able to do that you cannot do currently?
6. Are there currently any problems with accessing the facilities within the current space by you or the users? (Restrooms, kitchen, storage closets, shelving, etc.)
 - I think the space is accessible but when looking at changing think big entryways for strollers and wheelchairs.
7. Any additional thoughts or comments?

Date: 10/24/18 – Design Meeting



MEETING AGENDA

Lenexa Kansas Senior Center / Community Center Study
for the City of Lenexa

MEETING PURPOSE: Progress Meeting
LOCATION: Lenexa City Hall | Quivira Conference Room (3rd Floor)
DATE/TIME: 10/24/2018 @ 1030am-12pm

Agenda

1. Staff Update
 - a. Med/Act
 - b. Other
2. Review Planning Alternatives
 - a. Site Master Plan
 - b. Building Layout & Program Consolidation
 - c. Preliminary Perspectives
3. Next Steps
 - a. Plan and Design Refinement
 - b. Engage PROS Consulting
 - c. Upcoming Meetings:
 - i. TBD: Progress Meeting
 - ii. November 13th @ 930a: Senior Center / Staff | Open House Review



LEGEND

- 01. GATHERING / ARRIVAL SPACE
- 02. RENTABLE SHELTERS
- 03. BOCCIE BALL COURTS
- 04. FOOD TRUCK PROMENADE
- 05. CENTRAL ALLEE
- 06. PICKLEBALL COURT/FLEX SPACE
- 07. INDOOR / OUTDOOR MIXED SPACE
- 08. SENIOR CENTER FRONT ENTRANCE (WITH LOGIC CTR)
- 09. COMMUNITY CENTER FRONT ENTRANCE
- 10. COMMUNITY GARDENS
- 11. COMMUNITY ORCHARD
- 12. CENTRAL TRAILHEAD
- 13. EVENT LAWN
- 14. AMPHITHEATRE
- 15. ENTRANCE STRUCTURES

PARKING ANALYSIS

- EXISTING SENIOR CENTER PARKING COUNT:**
- 30 PARKING STALLS
 - 5 HANDICAP STALLS
- PROPOSED SENIOR CENTER PARKING COUNT:**
- C-1 = 5 H.C. STALLS
 - C-2 = 18 PARKING STALLS
 - C-3 = 14 PARKING STALLS (1 H.C. STALL)
- TOTAL = 37 PARKING STALLS (1 B.H.C. STALL)**
- MAINTENANCE PARKING COUNT:**
- EXISTING 6 PARKING STALLS
 - C-4 = 17 PARKING STALLS



LENEXA COMMUNITY AND SENIOR CENTER | CONCEPT B
LENEXA, KANSAS



CONFLUENCE





MEETING AGENDA

Lenexa Kansas Senior Center / Community Center Study
for the City of Lenexa

MEETING PURPOSE: Progress Review and Discussion
LOCATION: Lenexa Senior Center
DATE/TIME: 11/13/2018 | @ 930a & 1030a
FORMAT: Presentation with Q&A

AGENDA

1. **Introductions & Process Overview (Lenexa / SFS) 5 mins**
 - a. Data gathering and existing conditions review
 - b. Discussions with staff and user groups
 - c. Concept plan exploration and feedback with user groups (today)
 - d. Costs: Operational vs Capital Improvements
 - e. Conceptual renderings

2. **Site Plan Review (Confluence) 10-15 mins**
 - a. Existing Site Conditions Overview
 - b. Concept Review: Site Master Plan
 - i. Improved identity and relationship to Old Town
 - ii. Create new programming opportunities for outdoor activities (pickleball, Bocce, flexible green space, outdoor seating)
 - iii. Provide new parking on east side utilizing former east entry to CC for Senior Programming (M-F) and special events access

3. **Facility Plan Review (SFS) 10-15 mins**
 - a. Existing Conditions Overview (Senior Center, Community Center)
 - b. Concept Review: Community Center Floor Plan
 1. Connectivity to outdoor activity areas on west side of Gym
 2. Improved lobby and entry area
 - a. Welcome desk/kiosk with better visibility of facility
 - b. New "Flex Room" near entry
 - c. New soft seating area



MEETING AGENDA

Lenexa Kansas Senior Center / Community Center Study
for the City of Lenexa

3. Improved existing kitchen
 - a. more durable, functional and flexible
4. Improved restroom and shower facilities
 - a. Serves variety of user groups, families, special needs, etc
5. Improved stairs and interior ramp
 - a. Increased width, soften slopes, and improved functionality
6. Lower Level, East Side of CC
 - a. Increase size of available program space to support Senior Programming
 - i. Capacity: 108 (comfortably) at round tables, more in other seating arrangements
 - ii. Adjacent lounge area connected to main space
 - iii. Divisible space with acoustic partition
 - iv. Improved acoustics and A/V system
 - v. Multi-functional, multi-purpose finishes
 - b. Warming kitchen; building addition adjacent to program space with dedicated access
 - c. New restrooms adjacent to programming space
 - d. New office for senior center programming
 - e. Storage space
 - f. Ability to expand building to the east in future

4. Next Steps

- a. Plan and Design Refinement
- b. Operations Plan Pro Forma
- c. Cost Estimating, Prioritization, and Phasing Plan
- d. Conceptual Renderings: Site, Building, and Interior Perspectives

New Lenexa Senior Center – Proposed Site Concept Feedback from Current Center Attendees

- **General Back Ground:**
 1. This is our first formal opportunity to provide formal feedback after seeing a presentation of the Proposed Site Concept early in the 4th quarter.
 2. We were told this Proposed Site Concept was based on:
 - A prior study - done by the same architectural firm looking at ways to improve the Old Town Center. We were also told this new proposed concept used much of that previous design. A good portion of this current design focuses on green space. While nice for some, we actually lose our view and have it replaced by a building. For the most part, is a very low priority feature for the majority of the seniors that use the current Senior Center Facility;
 - One “one hour” initial requirements gathering session held at the current center in the early fall;
 - A \$350K proof of concept budget;
 - Considerations towards Americans with Disabilities Act.
 3. While the new Proposed Site Concept addresses many of our requirements identified in our initial feedback session, a number are not. We’ve reviewed and created our updated response of our needs in a spreadsheet format. We’ve ranked them in Importance to us, Indicating whether we believe your new “Proposed Site Concept” significantly addresses them, or where we believe the Proposed Site Concept needs updated for a growing senior population with a twenty year horizon.

- **Specific Feedback Format:**

- After reviewing the 3 architectural drawings provided, the Lenexa Senior Center attendees, met and created the attached feedback.

The data in this feedback is intended to:

1. "Rank" the feature in its importance to us;
2. Summarize the feature as we understand it;
3. Provide FEATURE STATUS:
 - **CONCUR** - we believe the feature meets our needs;
 - **(BPI)** - Provide Business Process Improvement – indicates the feature needs to be enhanced to better meet our needs;
 - **ADD** - Augment the Proposed Site Concept for a feature we believe meets our needs was omitted;
 - **DELETE** - Suggest the removal of a feature which we feel has little value to us.

- **Biggest General Observation/Concerns:**

While we are sad about loosing of our current space going forward, we can certainly understand that cost of upgrading this space it prohibitive. We have included a letter from one of our attendees that we feel expresses the sentiment about our loss, and how with its loss, we would still like to benefit for the "Green Space". Enhancement being planned. This involves reversing our outside view. We are proposing that we move the office and storage area located on the south side of our main activity room to the north side. While millions of dollars are being planned to be spent on green space, we would get a view of a brick maintenance building. This is not acceptable. We too, both as current Lenexa Center Attendees, and taxpayers we expect this reasonable design change to be made.

Rank	Feature Desired	Feature Status	Comment(s)
1	Reverse View Design - move outside view from north to south side	BPI	We too would get some green space benefit
1A	Expand the Break/Lounge by removing the wall behind it and removing the ramp. We would then use that additional space and add a wall and door to the front which we'll be able to lock and have easy access to common bathrooms	BPI	Give us addition space, we would also be able to lock this room when other are in the building
2	The facility must remain as a "ground floor / first floor" Senior Center - NO STEPS	Concur	
3	Our largest Activity/Dinning Area (1500 Sq. Ft.) needs to accommodate double this size to meet even short term growth needs	BPI	While a 600 foot addition was suggest we don't believe that is near enough!
4	Handicap Parking - Need Double the amount current HC spaces close to the center, -during some activities now we don't have enough handicap spaces already	Concur	Going from 5 to 9 good - going to 10 or 12 would be even better.
5	The Kitchen must remain on the first floor and adjacent to the Dinning Area	Concur	
6	Much Larger Women's Bathroom - with at least "2" handicap stalls with access to "1" reg stall in the common area / with multiple sinks and quite sanitary hand drying machines with handicap access button	BPI	Women live longer - women pee sitting down - and women don't have urinals
7	Flooring for Activity/Dinning Area for feature ranked #2. Safe / non-slippery flooring a must	BPI	final selection to be shown and reviewed before being selected - these to match chairs
8	Chairs for Activity Dinning Area for feature ranked #2. with chairs that are both sturdy and can easily slide to get in and out from the table	BPI	final selection to be shown and reviewed before being selected - this to match floor
9	Smaller Hard Wall Activity Area - where Puzzles and crafts can be done, walls with shelves for our books, tables to do puzzles, & 1-2 exercise machines	Concur	This is a core feature we already have now - not something we are looking to lose
10	Hard Wall Office for the Center's Director; with additional desks, cabinets, and space to accommodate his/her staff	Concur	A quality Center involves a professional staff - this staff needs a proper work space
11	The Kitchen must have easy access to parking to accommodate meals on wheels	Concur	
12	Larger Men's Bathroom - with "1" handicap stall & 2 urinals / with multiple sinks and quite sanitary hand drying machines and handicap access button	BPI	
13	The Kitchen needs to increase in size, have 2 stoves, bigger refrigerator / freezers, larger sinks, microwave, and 3 flat surfaces	Concur	This kitchen is the hub for our meals on wheels program in addition to our center
14	The Kitchen needs to have a wide serving area from the kitchen to the dining area	Concur	
15	The Kitchen cabinets all need to be lockable - perhaps combination locks like at the Rec Center, with staff having a key or master code	Concur	
16	Modern Day Audio & Visual Capabilities, for: 1-Large Activity Area (train & movies)	BPI	
17	Storage Space - this needs to be a hard wall room, lockable with limited access for Director & Staff only	Concur	
18	Smaller Men's/Women's Bathroom - a smaller bathroom on the opposite side of the Larger Bathrooms location (unisex - 1 stool and sink)	ADD	Seems logical - some old people can't walk real far - have two locations a big benefit

We the Under Signed Concur with the Feedback Provided

Mercedes C Brodala
Warren Beach
Anna Butten
Grua C Burns
Janette Mabry
Herman John
Patricia John
Mary Beancull
Arly C. Beancull.
Ernie Shwin
Clarence Bauer
Donna Bauer
Don Creason
Carole Creason
Sue Shelton
Florence E. Fry
Mary Wycoff
Alfred M. Buttery
Barbara J. Buttery
Sandy Mc Carthy
Marjorie McLants
Jean Previte
Amy M. Malupj
Susan Erlich

John Curma
Bonnie Lof
Sharon Hayes
Shirley Henoch
Richard Henoch
John Stratton
Bonnie Stratton
John Neeld
Lucille Neeld
Marge Oberg
Kara L. Oberg
Carole Davis
Gail Gasney
Irene Gasney
Marguerite Brennan
Mapine Lo
Pat Christie
Chema Lavick
Dorothy L. Tucker
Donald E. Tucker
Marge Lewickman
Denise Levy
Rita Soren
Astr Soren
Patricia Harrison

This New Center should be built to meet the needs of Lenexa's growing senior population at least through the year 2040. If we are visionary during this planning process, we should know that Lenexa's current population of roughly 50,000 people. Of that number, according to a published demographic, it indicates that **12.6%** are people 65 years of age or older. According to the same publication (Neighborhood Scout) **14.7%** of the population are between the ages of 55 to 64. This, coupled with an annual growth rate in the community of roughly 3%, makes us feel that adding only 600 sq. ft. to our major activity space (currently 1500 sq. ft.) is woefully not near enough. At this time it is too small to hold major events.

To: Lenexa, KS

Re: Proposed Plan to tear down the Center and replace with another.

I have been going to the Center for several years, and find it a wonderful place to congregate with other folks who are in the same position as I (lost our spouse; need to open up to being with others such as we are and, as we meet new people, to remind ourselves of how important it is to be their friend when they need it.)

Today at the Center Bettie counted 49 people. Her next meeting has 66 signed up. First, I want to tell you how wonderful it is you have a place for all of us to meet. Not another place in the Greater Kansas City has one like it! Thank you so much for that!

I only wish it could remain as it is and even thought about sending a donation to Lenexa, and asking everyone if they could afford to give. However, Bettie said it would cost about a million dollars for updating the plumbing and heating and she did not think we can keep the Center as it is. This means it will need to be torn down – I AM SO SAD! When I look at the replacement, I see SO MUCH is missing in the proposed new Center - things we have been using for many years.

You see, when everyone comes to the Center, they don't just sit at the tables – they are ACTIVE, which is good for them.

We now have a wonderful library full of donated books and puzzles and exercise equipment. I do not see this room in the proposed Center. All of the items in this room have been donated by people who wanted to be a part of making things available for their loved ones (even my nephew). Also, I have seen several people using the exercise equipment per their doctor's orders. Great! Does that mean all of that good stuff will be torn out and destroyed?

You're right, we need the tables, but the tables take up all of the space. Often, a program is set up that needs space for the piano and for the entertainers to use, especially on holidays, or for health instructions.

Also, I don't see a podium in the plans where Bettie and the crew prepare a place for us to sign up for future Center happenings. And, to acquaint new people who want to sign up, the viewing place that educates them to all the things the Center does for everyone.

We all absolutely LOVE the windows in the current Center where, every day, we can see what is going on in Lenexa. When I asked about this, I was told we are going to have windows. But, on the picture, I can see the new windows view only the BACK OF A BIG BUILDING! SO SAD-- NO SEEING THE BurlingtonNorthernSantaFe trains whiz by, OR the ACTIVITY THAT IS THE CITY OF LENEXA!

I again want to tell you how much it means for us to have the opportunity you have given us. Life is changing in the world, but some things never change. I know that, and want to tell you I think it's awesome you are giving a lot of thought to this problem. Thank You!

Sincerely,

Buena Abernathy
December 12, 2018

Tim Overstreet

From: Logan Wagler <lwagler@lenexa.com>
Sent: Tuesday, December 18, 2018 3:03 PM
To: Tim Overstreet; Danielle Dulin; Johnny Mays; Leon Younger; Brian Garvey
Cc: Mandy Danler
Subject: RE: Lenexa Proforma Discussion

Tim and Leon,

Sorry for the delay on this. I had a chance to go through the draft Proforma and have the following comments:

General Comments:

The format on these sheets is very inconsistent. Printing them off was challenging. Please ensure the final format is easy to print off.

I want to emphasize that this is not intended to be a membership driven facility but will be operated as it is today. It is the intent to pull together the expenses and revenues and determine the current operating subsidy. No assumptions should be made, we want to use the data that we have provided. If we are missing info, we can pull it together for you.

In addition, we would like Leon to look for and identify opportunities to increase revenues, programming, rentals, etc but these assumptions or ideas should be done on a separate sheet / document.

Revenue Model Sheet:

Drop in fees for Pickleball, ping pong, open gym, gym for me are \$1 per attendee.

The drop in fee for Fitness classes ranges from \$3-\$5 per attendee.

Please change Smart Start price to \$30.

Please change Ultimate Frisbee price to \$50.

Please change Happy Feet Soccer to \$45.

Please change Karate to \$44/month.

Administration Sheet:

Please carry a total of \$45,000 for personnel services. This is a round figure that includes the overtime, FICA, etc.

Please remove all "supplies" expenses from this sheet.

For Other Services please remove scholarship program, Info systems, Marketing, Security, Postage, Cell Phone, other rental and Leases, Organization / membership dues, staff clothing, internal instruction fees, and special projects. Total for this section should be \$82,400.

Building Maintenance Sheet:

Johnny is going to rework this sheet and will provide a better breakdown but noticed the Personnel Services section the total is wrong. We will follow up on this.

Drop-In Sheet:

Please rework the revenues to match the updated numbers from the revenue model sheet.

Please remove all expenses from this sheet. These are being picked up in the fee-based sheet. This should only have revenues.

Fee-Based Sheet:

Please remove the FICA, Medicare, and Benefits. The round figures carried under salaries / wages includes these items.

Senior Program Sheet:

For Personnel Services, please carry a total of \$55,000. The other lines can be eliminated.
For Supplies, we need to show \$6,916 in general supplies and \$30,000 for trips. Total of \$36,916.
For Other Services and Charges, Please just carry \$45,415 for Professional Services and \$1,060 for Advertising. Total of \$46,475.

Rentals Sheet:

We can show rental Revenues at \$88,000 annual for all rooms. This is just under what we have done in 2018.
Please show a total of \$1,000 in Supplies. No linens or laundry.
We can drop all of the other services and charges.

Please let me know if you have any questions or need additional info. Thanks

Logan Wagler

Deputy Director of Parks and Recreation
City of Lenexa
913-477-7140



**MINUTES OF THE
JANUARY 8, 2019
LENEXA COMMITTEE OF THE WHOLE MEETING
COMMUNITY FORUM, 17101 W 87th STREET PARKWAY
LENEXA, KS 66219**

ROLL CALL

The meeting was called to order at 7:00 PM.

Councilmembers Karlin, Lemons, Nicks, Roh, Hunt, Huckaba, and Stuke were present with Mayor Mike Boehm presiding. Councilmember Nolte was absent.

Staff present included Eric Wade, City Manager; Todd Pelham, Deputy City Manager; Mike Nolan, Assistant to the City Manager; Beccy Yocham, Community Development Director; Cindy Harmison, City Attorney; Jennifer Martin, Interim City Clerk; and other City Staff.

APPROVE MINUTES

1. Committee of the Whole meeting minutes December 11, 2018

A motion to approve the minutes of the December 11, 2018 Committee of the Whole meeting was made by Councilmember Roh and seconded by Councilmember Karlin. Motion passed unanimously.

DISCUSSION

2. Community and Senior Centers Rehabilitation Study presentation

Danielle Dulin, Assistant to the City Manager, outlined the current uses and activities of the Community Center and the Senior Center. The Senior Center has activities from 9am to 3pm daily, which many seniors from Lenexa and neighboring cities enjoy. These activities range from playing cards and watching movies to socializing and holiday parties. Meals on Wheels is a program that runs out of the Senior Center, providing meals to residents weekly. She stated that when the Rec Center was built, it was with the intention of maintaining the Community Center and Senior Center for continued programming and activities, not to replace them.

Ms. Dulin stated that both the Community Center and the Senior Center are in need of renovations in order to continue providing valuable and necessary services to the community. There have been very few upgrades or repairs made to either building, both of which have needs for improvements in order to meet ADA compliance requirements. It would cost approximately \$115,000 to make the necessary improvements to both buildings.

Ms. Dulin stated SFS Architecture has been working with city staff and meeting with users of the centers to develop improvements and a plan for the future of these buildings. She thanked city staff, specifically Bettie Partington, Recreation Program Coordinator, for participating in this process.

Brian Garvey, SFS Architecture, thanked Ms. Dulin, city staff, and Lenexa residents for their participation in the process. He stated that SFS Architecture partnered with Confluence landscape architects and PROS Consulting, Inc. on the project.

Mr. Garvey stated some of the ADA compliance issues with the existing buildings include differing floor elevations, as well as non-compliant door hardware and door swing directions.

Mr. Garvey presented the Governing Body with a review of each building's existing floorplan and followed with a presentation of the proposed floorplans. The presented changes to the Community Center would incorporate the senior programming and ultimately allow for demolition of the Senior Center. There would be enough seating for 120 people in senior rec room with new layout, which is more than what is possible in the existing Senior Center.

Mr. Garvey also presented the site master plan renderings and reviewed site improvements reflecting direct access to parking and building entrances. He showed where a plaza space would be created after demolition of the current Senior Center and a park area with recreation and active spaces for activities like bocce ball and pickleball. He also explained how the parking lot would be reconfigured to accommodate these changes.

Mr. Garvey reviewed the budget for the project and explained it as a phased approach beginning with the Community Center improvements, followed by consolidation of community and senior activities into the renovated Community Center, which would include demolition of the Senior Center. The last phase would be the exterior site renovations and parking improvements. Total estimated cost of the complete project would be \$5.2 million; if done in phases, it would be higher due to economies of scale.

Discussion followed regarding the concepts presented and where this project fits into the Capital Improvements Project (CIP) list, in addition to concerns about lost parking in close proximity to the building for the seniors and the flow of activities throughout the newly renovated building.

Councilmembers thanked Mr. Garvey and staff for soliciting community feedback in

the process and for bringing some ideas for active engagement to this area in Lenexa.

3. Traffic operations update

Steve Schooley, Transportation Manager, presented the Governing Body with an overview of the city's Traffic Division, its staff, operations, and services. This division has staff in Community Development, Municipal Services and the Police Department, who work together in coordination with other Kansas City metro area cities to manage traffic flow in the region effectively.

Mr. Schooley explained that Lenexa participates in Operation Green Light (OGL), a program through Mid-America Regional Council that provides traffic coordination throughout the region. This program provides access to cameras, data, and systems that allow traffic staff to monitor roadways at all times, change signal patterns to improve traffic problems due to accidents, and to find out where there are malfunctioning signals so they can be repaired quickly.

Mr. Schooley provided a demonstration of the camera systems and showed how OGL works.

There was a brief discussion about Lenexa's traffic patterns and intersections, as well as how OGL fits into the CIP.

Mr. Schooley stated a resolution to execute an agreement for OGL would be recommended for approval at the City Council meeting next week.

4. 2019 Pavement Management Program presentation

The proposed 2019 Pavement Management Program will provide surface treatment to approximately 41 lane miles throughout the City for \$6.8 million.

Nick Arena, Municipal Services Director, reviewed the Pavement Management Program (PMP) dating back to 2014 to show the program's progress over the last several years. Since 2014, 61 percent of all types of streets in Lenexa have had some type of surface treatment, which includes 77 percent of the residential streets.

Stephen Mustain, Pavement Management Coordinator, provided a review of the Pavement Condition Index (PCI) ratings. The PCI reports the existing condition of streets. The city contracted with Stantec in 2015 to rate Lenexa's streets using lasers, cameras and sensors, which provides more accurate data and gives the city the

ability to better maintain infrastructure. In 2015, the PCI rating for Lenexa was 61.65; in 2018, the PCI increased to 72.96. Changes in methodologies have improved this rating, as well as the smoothness of Lenexa streets.

Mr. Arena outlined the areas of focus for the 2019 PMP, which proposes to treat approximately 41 lane miles in the city. He stated staff anticipates having a contract out for bid in January and a contract ready for Governing Body approval in February.

There was no discussion.

5. Discussion on changing the Enterprise Systems & Technology (EST) Department name to Information Technology (IT) Department

Todd Pelham, Deputy City Manager, stated that staff would be presenting a resolution at next week's council meeting proposing the renaming of the Enterprise Systems & Technology (EST) Department to the Information Technology (IT) Department. This change would provide clarity to vendors and potential new hires. When the name was changed from IT to EST approximately ten years ago, it was believed that the name EST better described the department and its functions; however, time has proven that IT is a more commonly used and understood name for the department.

There was no discussion.

ADJOURN

The meeting adjourned at 9:20 PM.

/s/Jennifer Martin
Interim City Clerk