

Prairie Village Community Center Campus

May 20, 2024

- Process
- Public sentiment
- Core project team site option recommendation
- Project cost

Introductions

bnim + DAKE | WELLS
architecture + PARSON
+ ASSOCIATES 

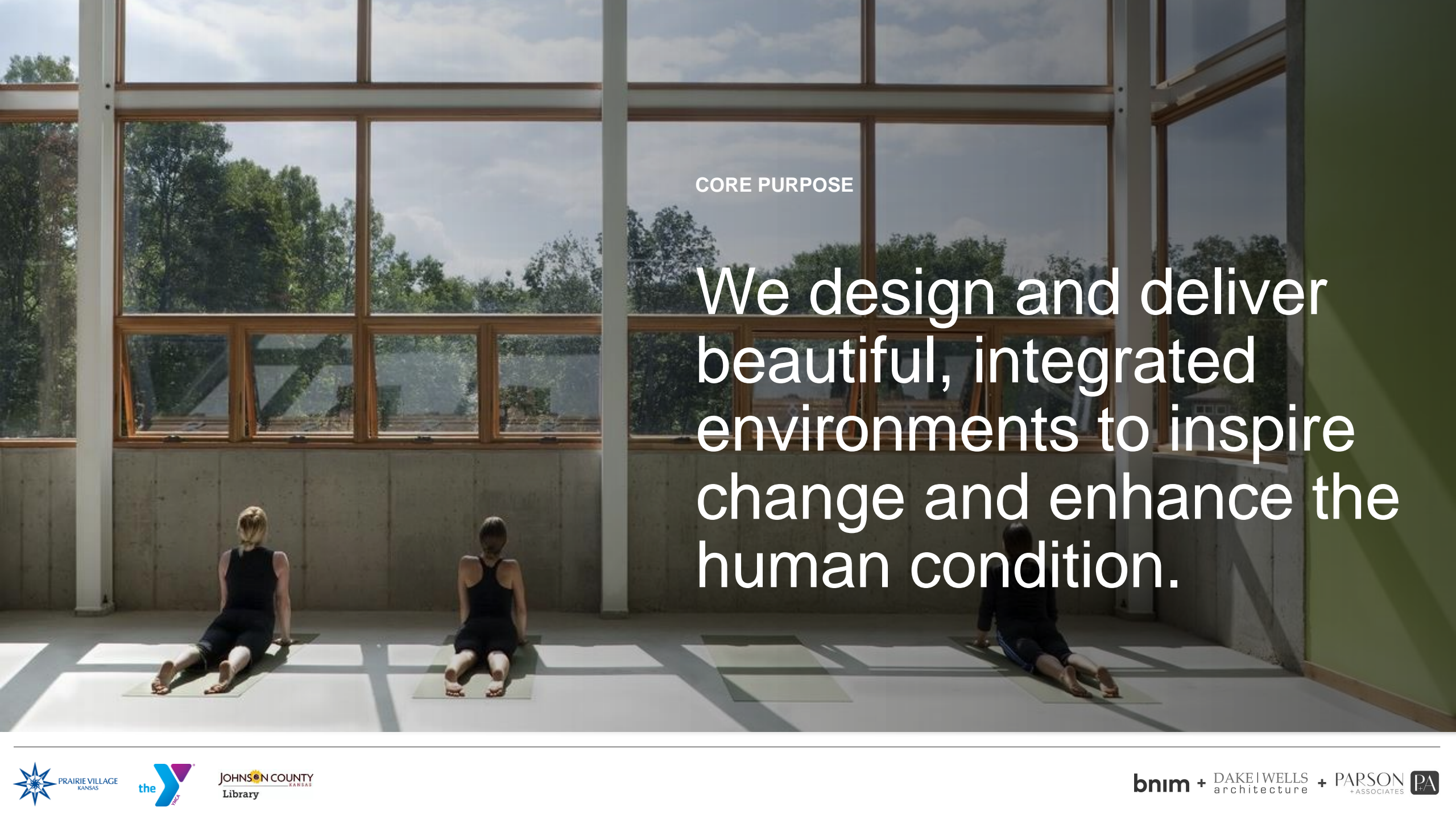
Lead Architect

Associate Architect

Community Engagement
Consultant

CORE PURPOSE

We design and deliver beautiful, integrated environments to inspire change and enhance the human condition.



INDUSTRY LEADERSHIP



Kansas City
Des Moines,
San Diego,
Washington DC



Staff



Principals



LEED AP
Staff



Industry
Fellows



AIA National
Presidents



2011 AIA National
Architecture
Firm Award



Founded the AIA
Committee on
the Environment



Key Role in the
Development of
USGBC, LEED,
and Living Building



LEED
Certified
Projects



LEED
Platinum
Projects



World's First
LEED Platinum
and Living Building



AIA COTE
Top Ten / Top
Ten+ Awards

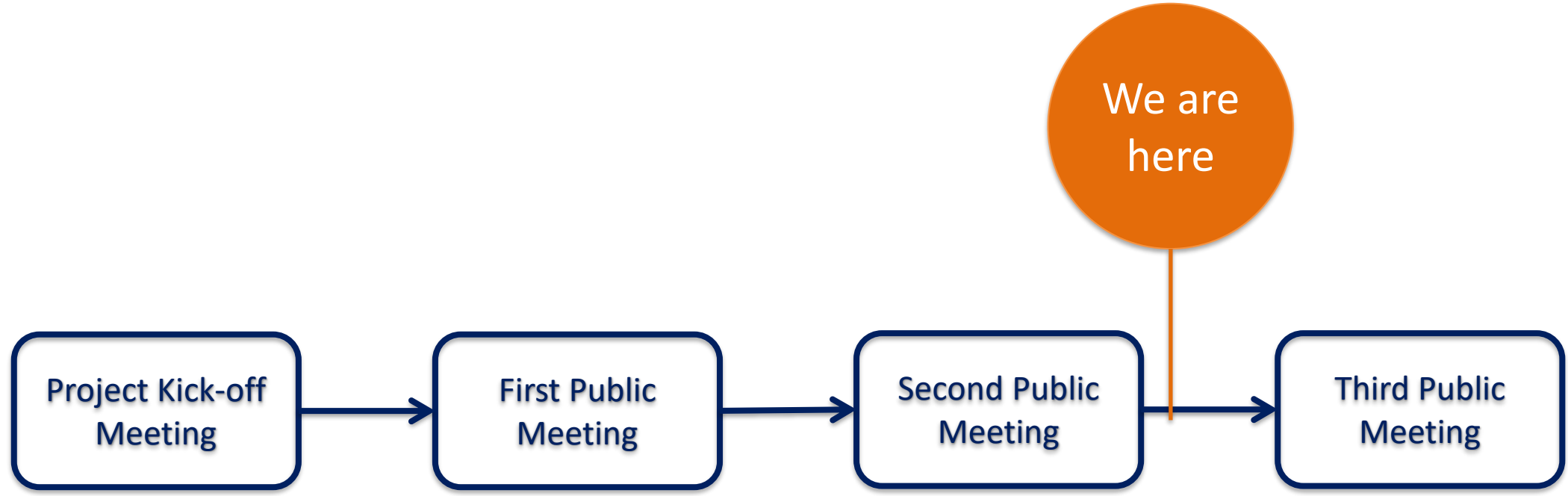


Awards for Design,
Leadership,
and Planning



No one knows as much
as everyone.

Process
Community Engagement



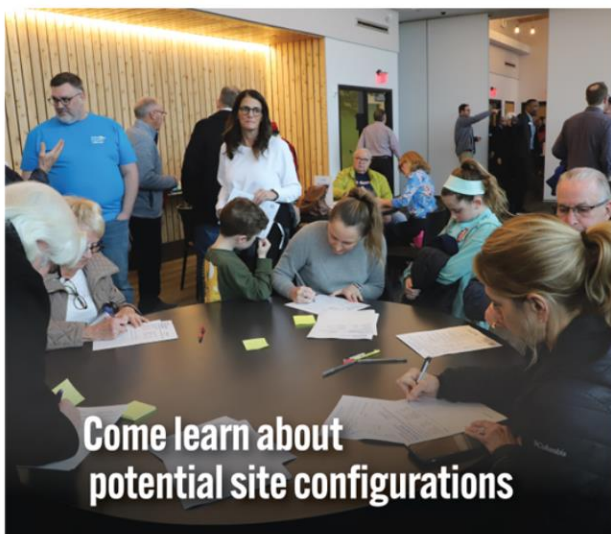


What are your priorities for a potential Community Center Campus Study?

Prairie Village Community Center Campus PUBLIC MEETING

Drop in anytime from 4-7 p.m.
Thursday, January 25, 2024
Meadowbrook Park Clubhouse
 9101 Nall Ave., Prairie Village, KS 66207

www.pvkansas.com/communitycenter



Come learn about potential site configurations

Prairie Village Community Center Campus PUBLIC MEETING

Drop in anytime from 4-7 p.m.
Thursday, April 4, 2024
Meadowbrook Park Clubhouse
 9101 Nall Ave., Prairie Village, KS 66207

www.pvkansas.com/communitycenter



The Prairie Village

VOICE

Jan/Feb
2024



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Snow safety
- 9 Pet licensing
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- 10 Shop with a PV cop
- 11 Property tax rebate
- 12 Mission Road update
And more!

Prairie Village community center campus study moves forward

The City of Prairie Village, in partnership with the YMCA of Greater Kansas City and Johnson County Library, is moving into the next phase of a multi-year study of a new Community Center Campus in Harmon Park.

This study creates an opportunity to replace the aging Paul Henson Family YMCA with a new facility, operated and programmed by the Y. The study will consider the existing YMCA parcel, as well as sites close to existing amenities like the aquatic center, skate park and municipal buildings. Johnson County Library is

also part of this creative partnership as it considers alternatives for a new branch to replace its Corinth location.

The Prairie Village community is invited to hear more about this study and provide input at a public meeting scheduled for 4-7 p.m. on Thursday, January 25, at the Meadowbrook Park Clubhouse, 9101 Nall Ave. Two additional public meetings will follow.

For more information about the study, public meetings, and engagement opportunities, visit www.pvkansas.com/communitycenter.

600 in-person meeting attendees, with 1058 online responses.







Campus site study area



- PROS AND CONS**
- | | | |
|---|---|--|
| <ul style="list-style-type: none"> • New City Ball Courts • Visual connection • 2nd floor playground • Lighting | <ul style="list-style-type: none"> • Parking • New building • Community gathering • The drive in • Water line supply | <ul style="list-style-type: none"> • Use of all roads • Shared parking • Shared parking • Shared parking • Shared parking • Shared parking |
|---|---|--|

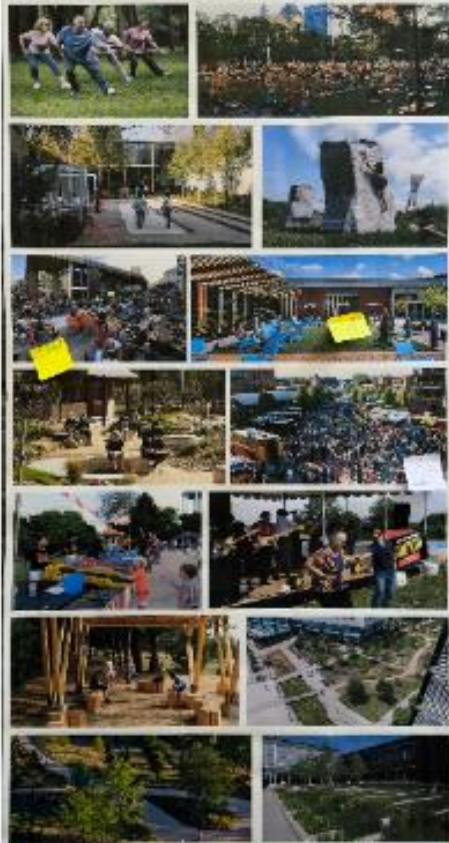
Two campus sites appear viable. Further study of both sites will occur prior to the next community meeting.

Co-locating the Community Center YMCA and the Library provides benefits such as:

- Creates campus plaza between facilities
- Shared parking and drop-off / pick-up
- A gateway entrance to Harmon Park
- Shared outdoor public realm
- Convenience
- Shared programming



Potential campus plaza amenities between library and community center



What **EXCITES** you about a potential campus with both facilities co-located?



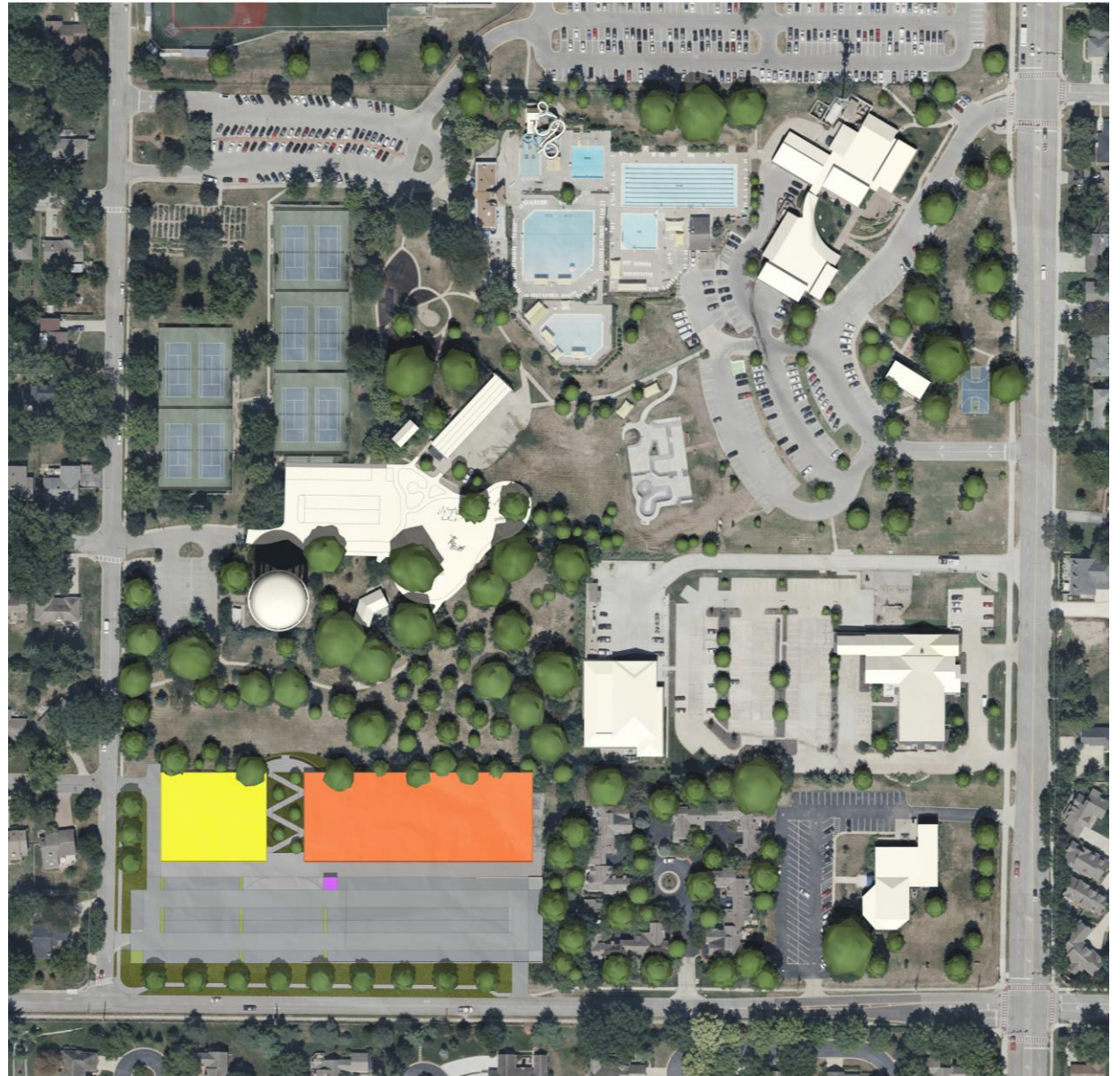
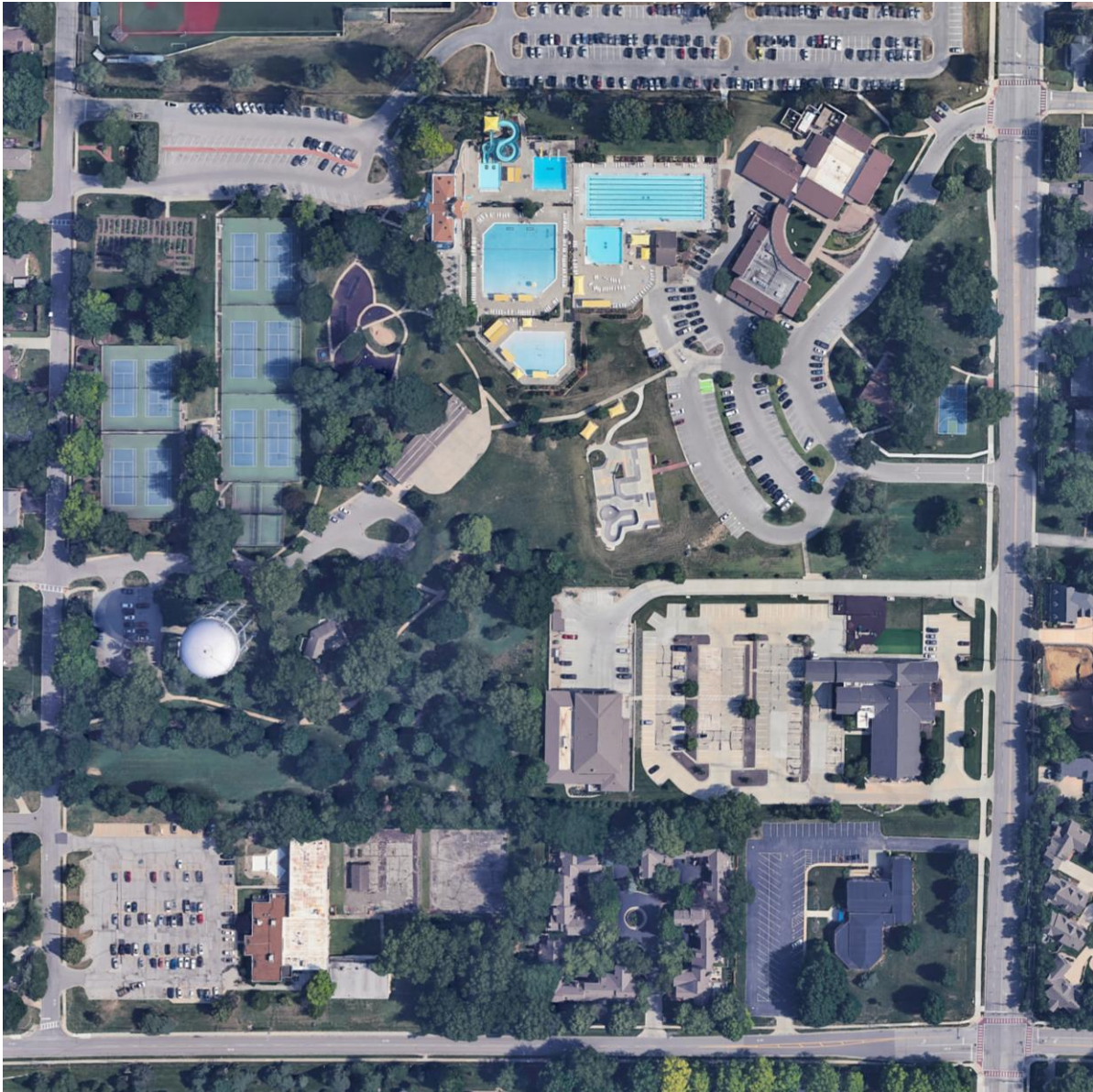
What **CONCERNS** you about a potential campus with both facilities co-located?



Community Center Campus Benefits

- Creates a campus plaza between facilities.
- Shared parking and drop-off/pick-up.
- A gateway entrance to Harmon Park.
- Shared outdoor public realm (placemaking.)
- Shared programming and resources.
- Convenience.







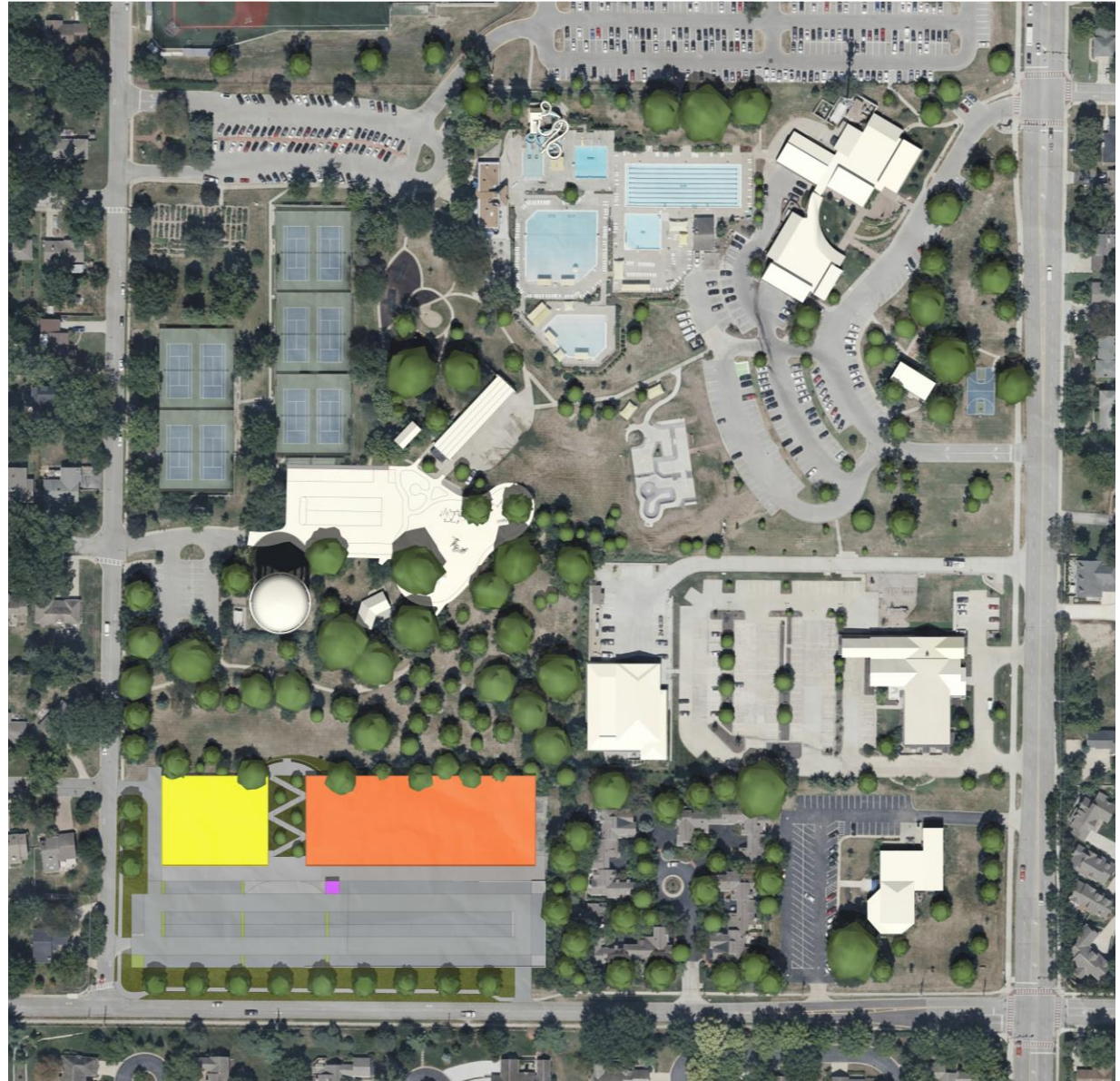
Option A: Community Center YMCA and Library co-located at the southwest portion of Harmon Park

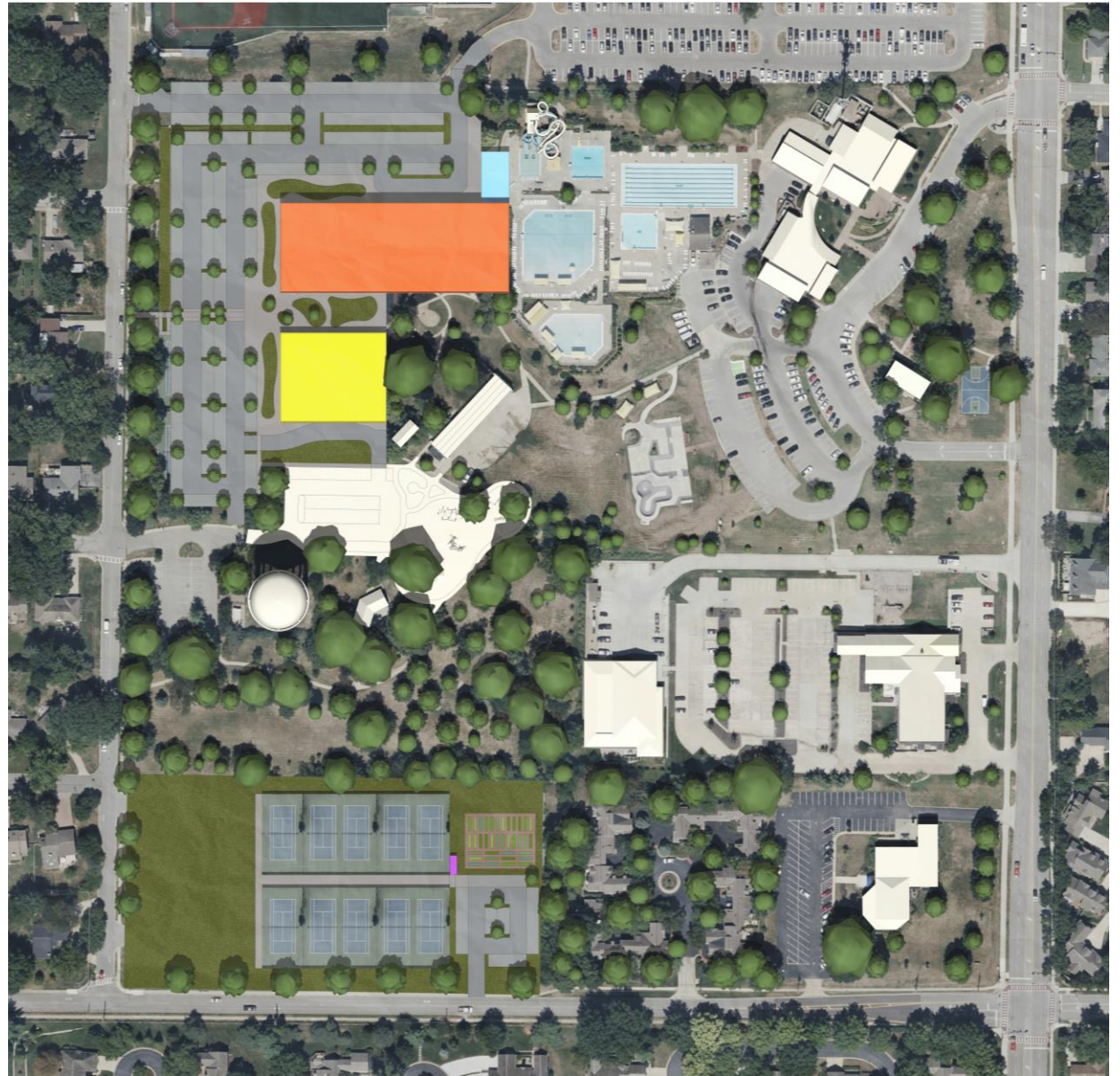
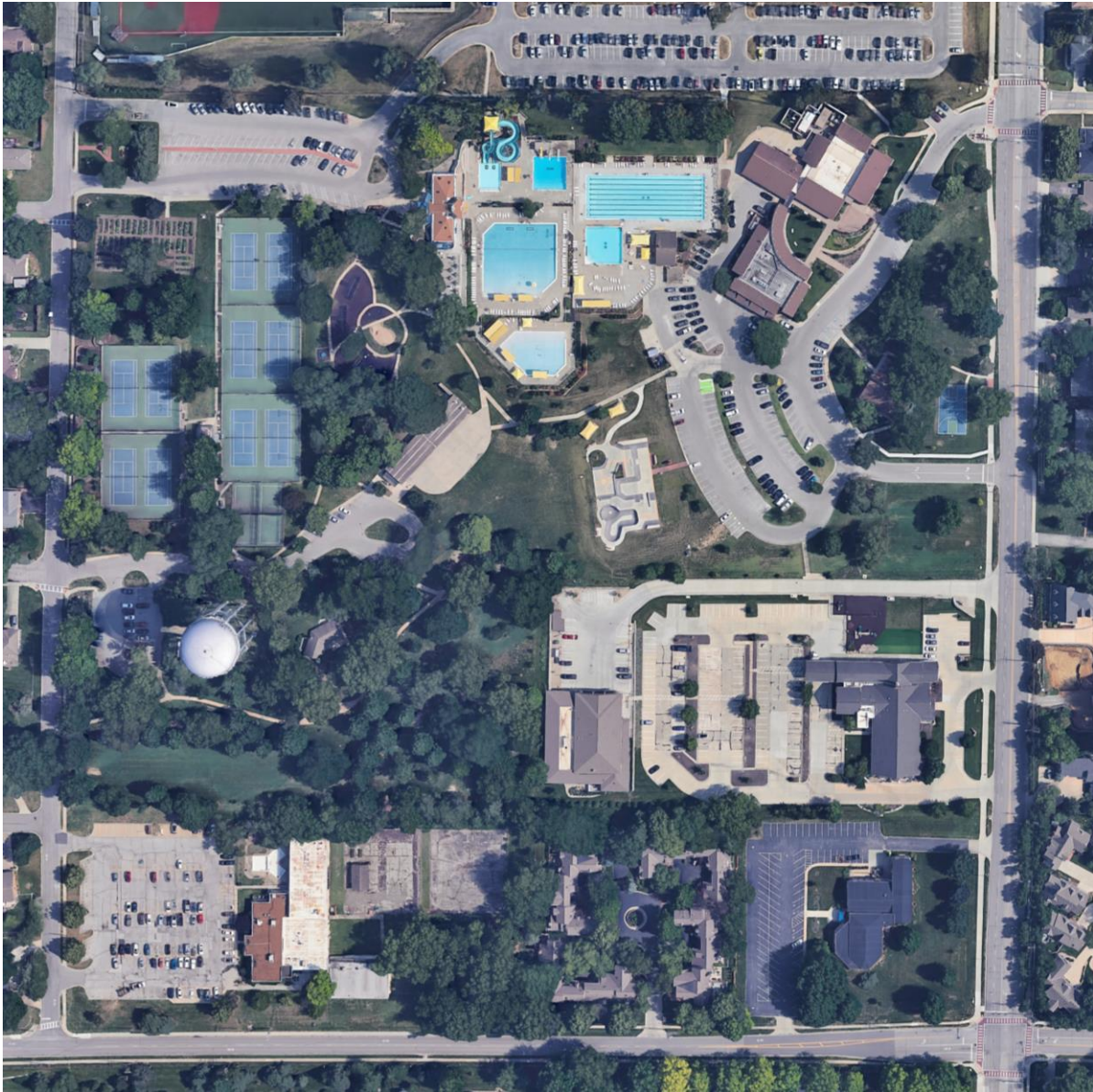
Opportunities:

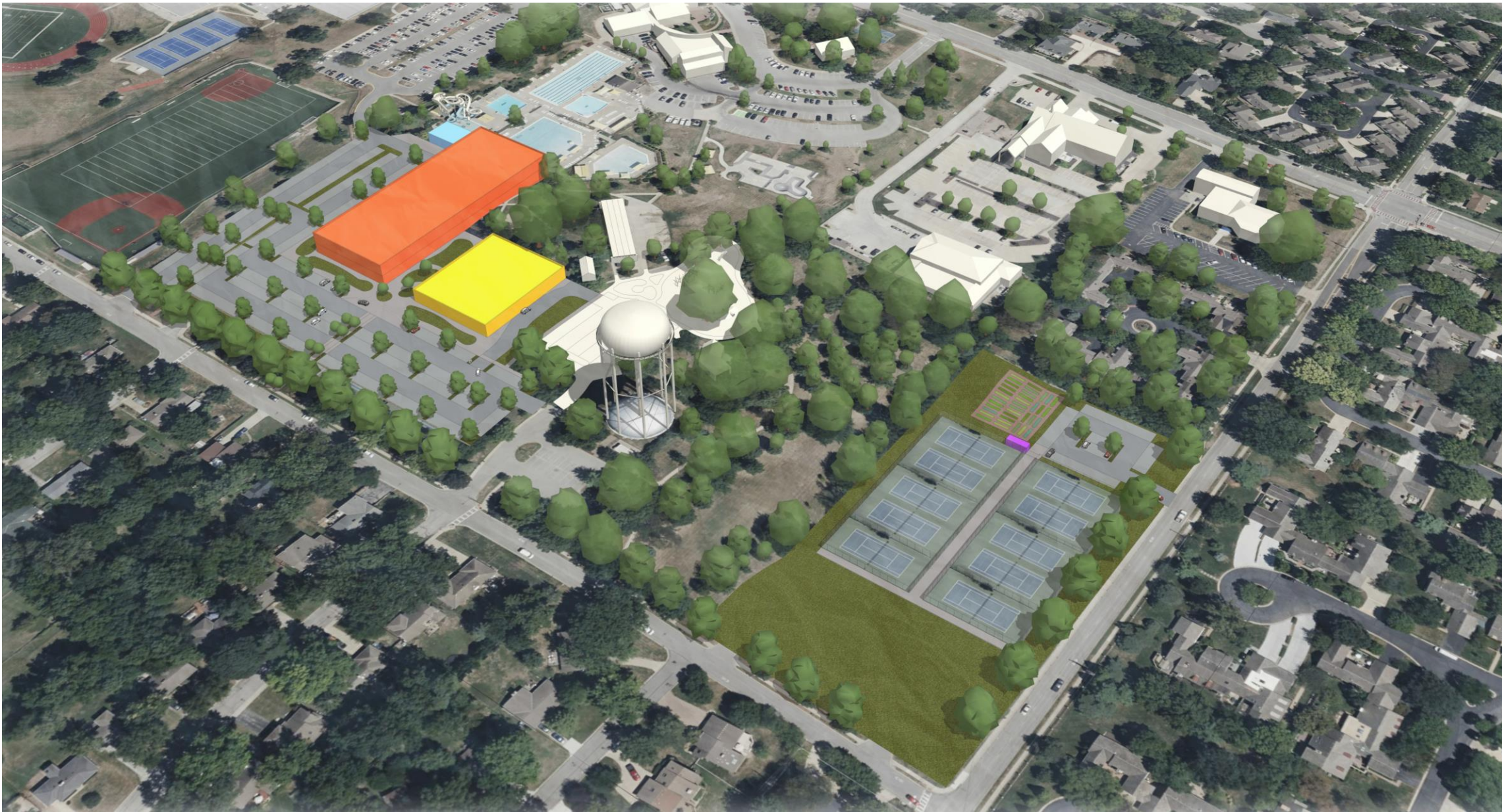
- Maintains existing tennis courts location.
- Leaves north portion of Harmon Park undisturbed.
- Distributes traffic between 79th Street and Delmar Street.
- Attains close proximity of the new Community Center YMCA and Library.
- Potential for communal green space between new Library and Community Center YMCA.
- Existing Corinth Library branch remains open throughout the duration of construction.

Challenges:

- Temporarily displaces YMCA services, interrupts membership and impacts revenue during construction.
- Indoor and outdoor pools are separated.
- Does not provide any improvements to the existing poolhouse.
- View of the Community Center YMCA from 79th Street is obscured by the potential parking garage.







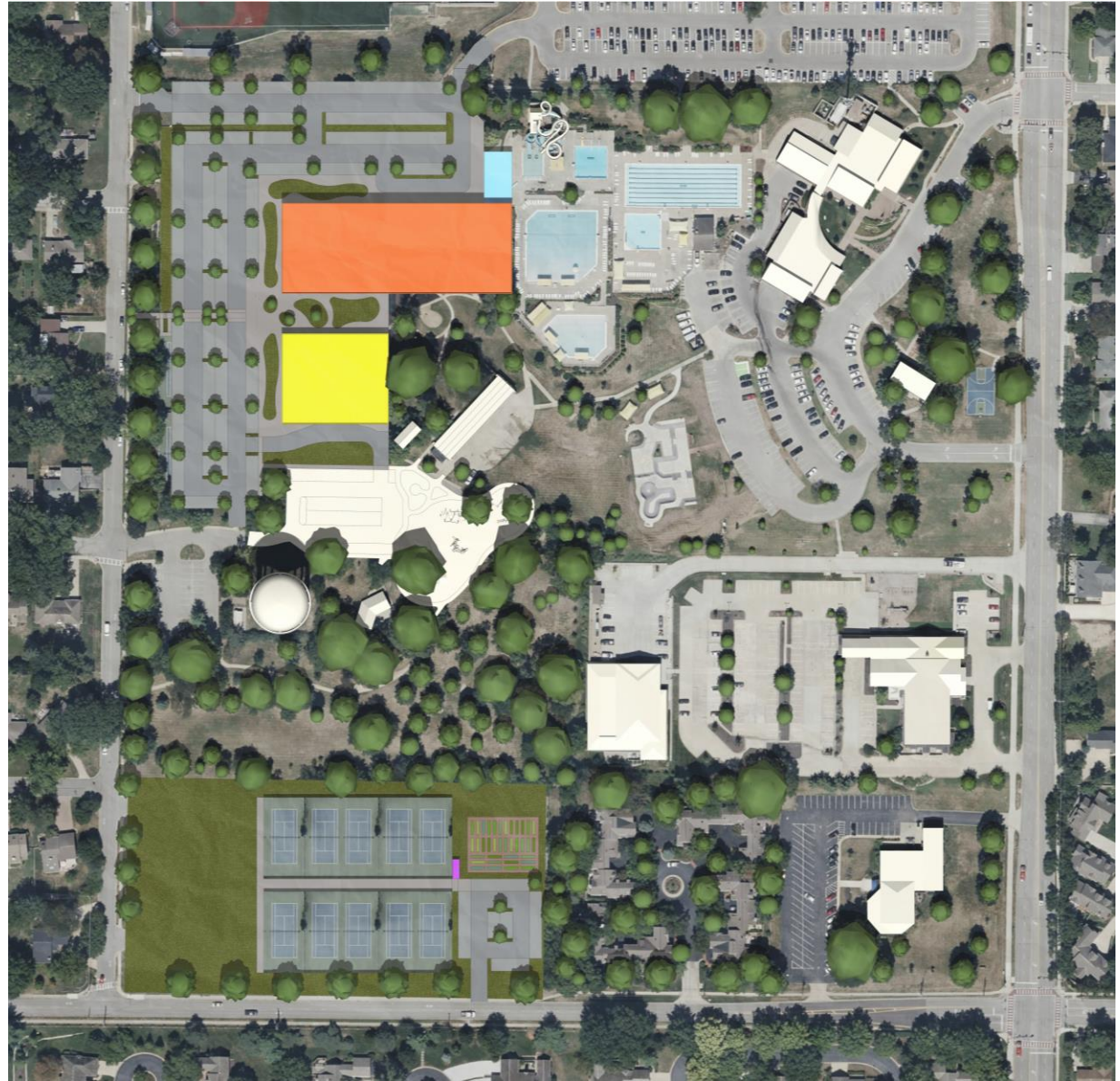
Option B: Community Center YMCA and Library co-located at the northwest portion of Harmon Park

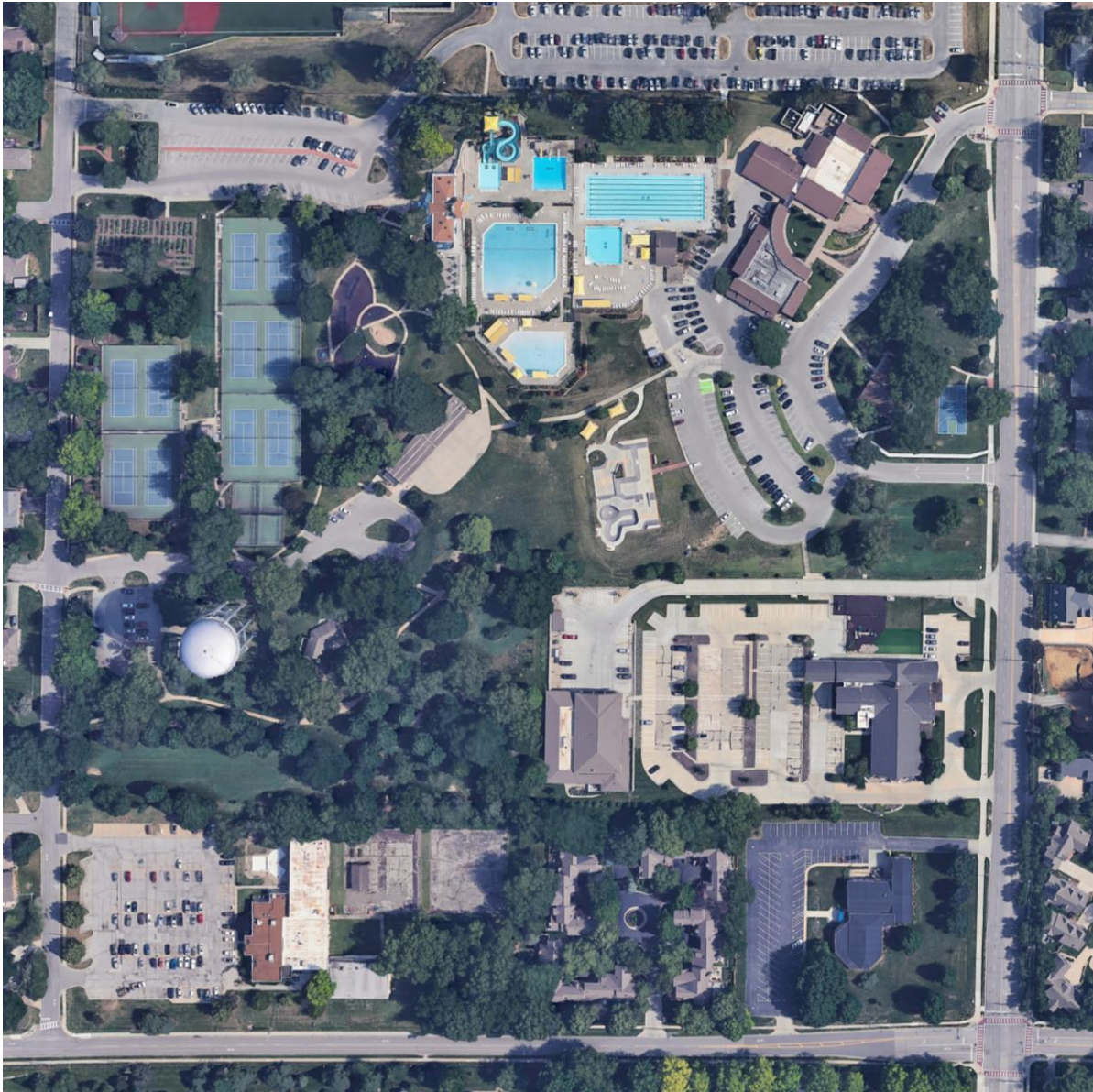
Opportunities:

- Attains close proximity of the new Community Center YMCA, Library, and pools.
- Provides Harmon Park additional parking and entrance plaza.
- Provides a direct connection to adjacent outdoor spaces and the existing pavilion.
- Allows continuation of YMCA operation throughout the duration of construction.
- Existing Corinth Library branch remains open throughout the duration of construction.

Challenges:

- Temporarily displaces the existing tennis courts and community garden for the duration of construction.
- Directs vehicular traffic to Delmar Street.
- Pool and Shawnee Mission East High School parking impacts.







Option C:

Community Center YMCA located at the northwest portion of Harmon Park. Corinth Library replacement located elsewhere.

Opportunities:

- Allows continuation of YMCA operation throughout the duration of construction.
- Minimizes disruption to the tennis courts and associated reconstruction costs.
- Attains close proximity of indoor and outdoor pools.
- Current YMCA site becomes additional land for Harmon Park.

Challenges:

- The Library would not be located within the Harmon Park campus. No benefits of co-location.
- Pool and Shawnee Mission East High School parking impacts.



Prairie Village Community Center Campus PUBLIC MEETING #2 QUESTIONNAIRE

Please Identify one preferred option.

Option A
Community Center and Library co-located at the southwest portion of Harmon Park.



Option B
Community Center and Library co-located at the northwest portion of Harmon Park.



Option C
Community Center Co-located at the northwest portion of Harmon Park. Corinth Library replacement located elsewhere.



Option D
No site changes. Existing YMCA may continue to operate. Corinth Library replacement located elsewhere.



Zip Code: _____
Name (optional): _____
Email (optional): _____

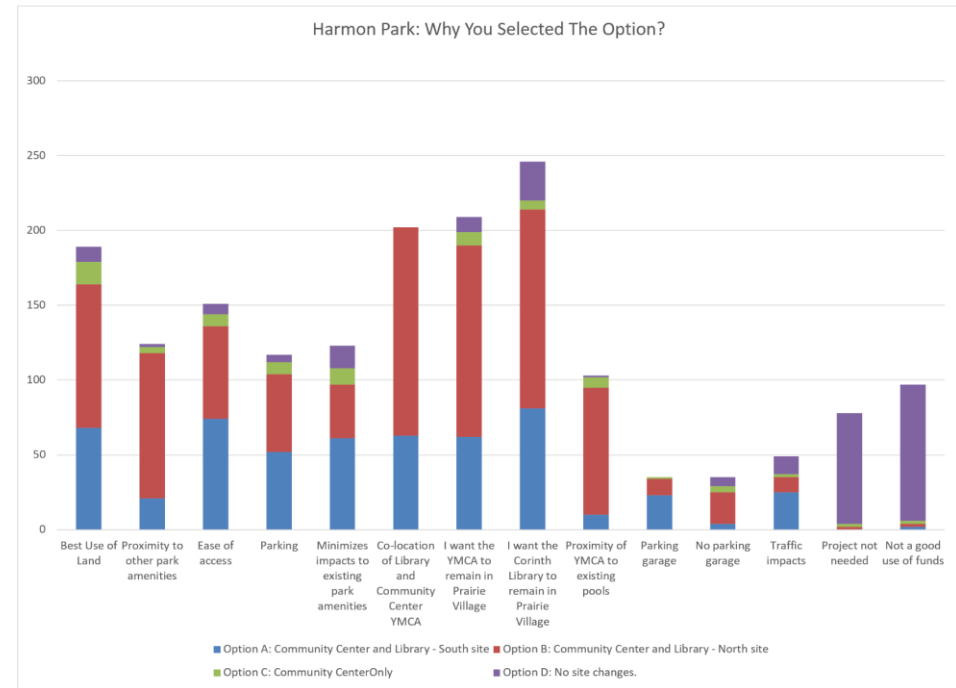


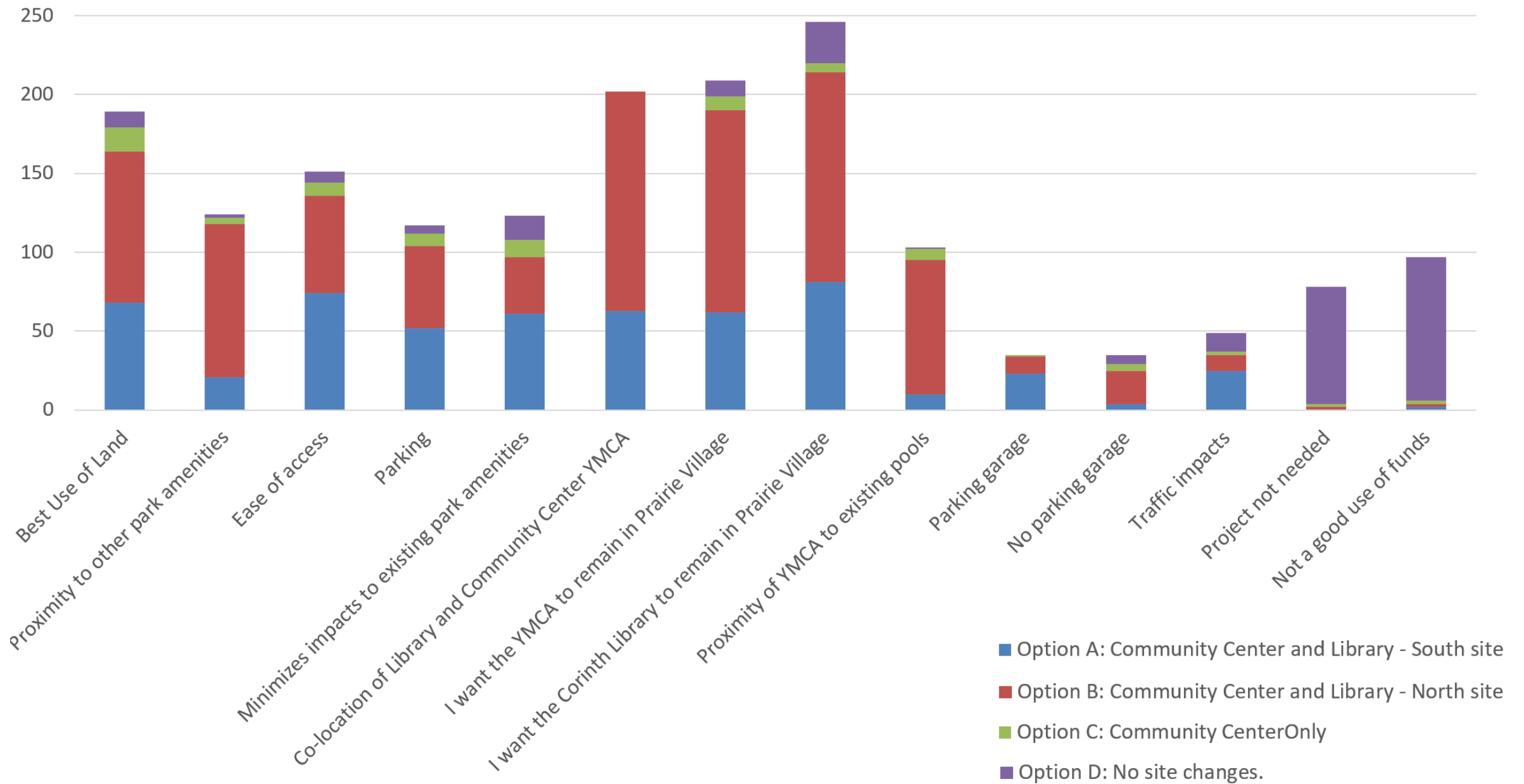
Why is this your preferred option? Please select all that apply.

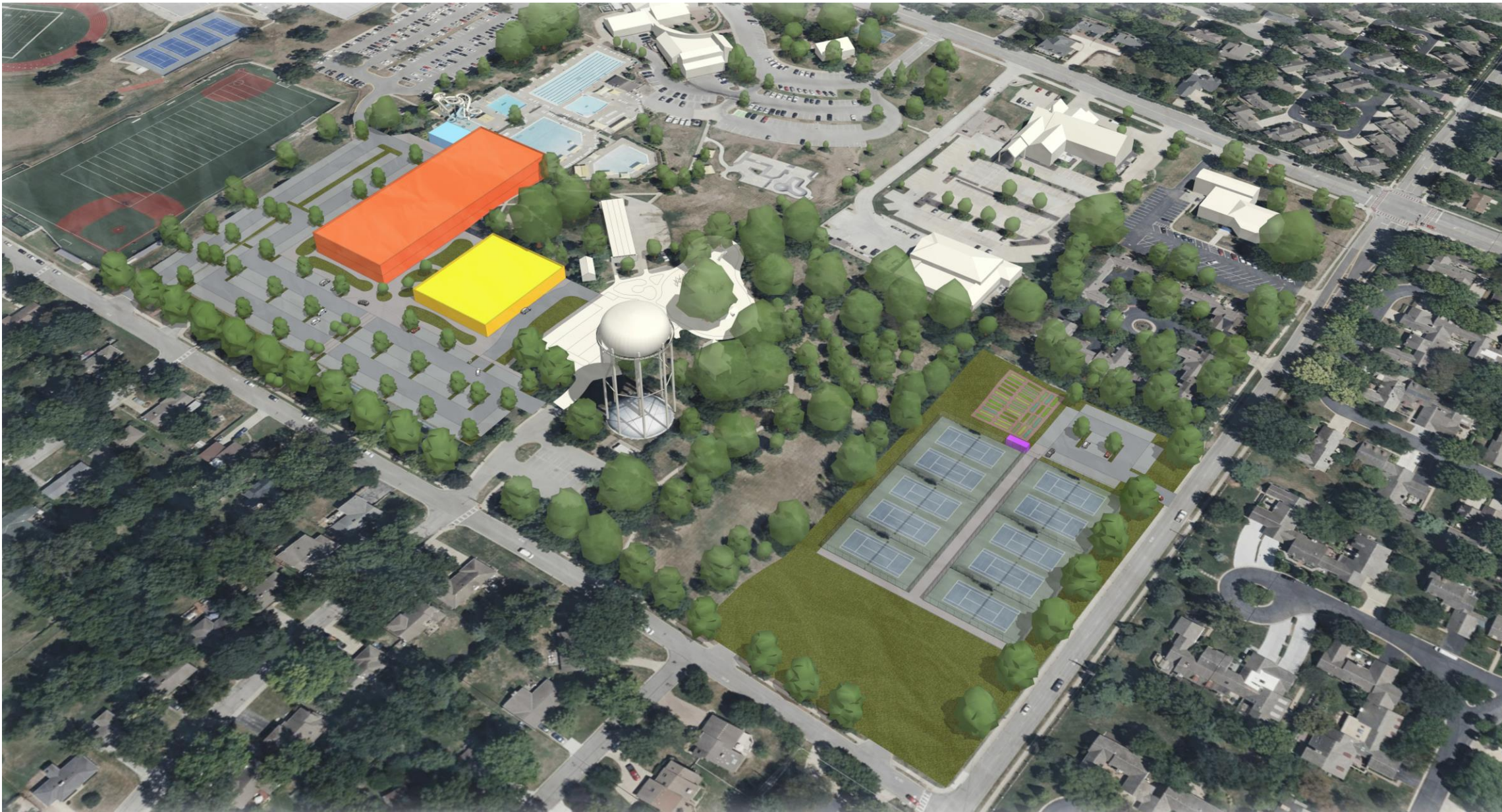
- Best use of land
- Proximity to other park amenities
- Ease of access
- Parking
- Minimizes impacts to existing park amenities
- Co-location of Library and Community Center YMCA
- I want the YMCA to remain in PV
- I want the Library to remain in PV
- Proximity of YMCA to existing pools
- Parking garage
- No parking garage
- Traffic impacts
- Project not needed
- Not a good use of funds
- Other _____

Public Engagement

- 600 attendees, with 1058 online responses.
- Initial support showed 48% positive, 30% neutral, and 22% negative public sentiment
- After two meetings, support has increased to 74% positive public sentiment.







Community Center Amenities

Healthy Living

- Individual Wellness
- Cardio
- Strength Training
- Walking Track
- Personal Training



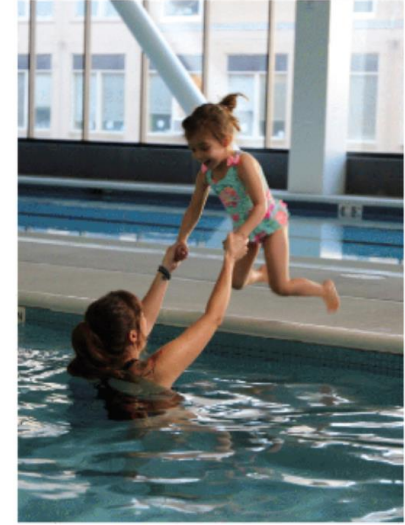
Healthy Living

- Group Exercise Classes
- Active Older Adult Activities
- Nutrition and Weight Loss Classes
- Cancer Survivors Group



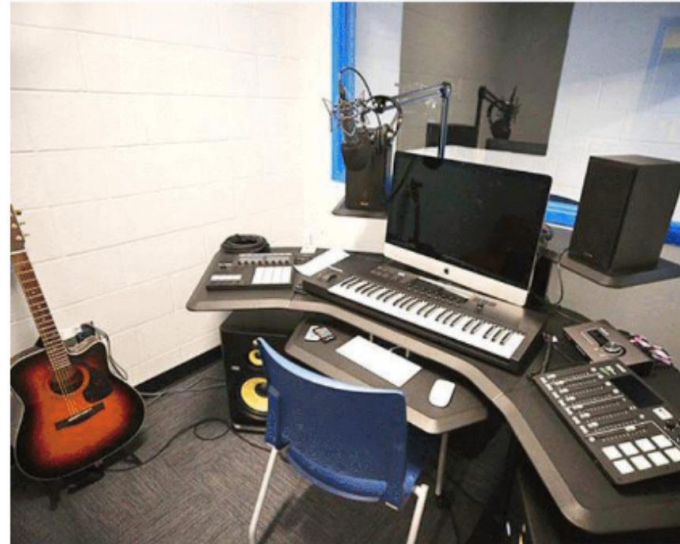
Youth Development

- Education and Enrichment
- Summer Day Camp
- Teen Tech Center
- Job Training
- Babysitting Certifications



Youth Development

- Kids Zone Drop-in Child Care
- Family Time
- Kids Night Out
- Sports for All Abilities
- Swim Lessons



Indoor Aquatics

- Lap Pool
- Family Pool
- Water Fitness
- Water Safety
- Lifeguard Training
- CPR, AED, First Aid Training



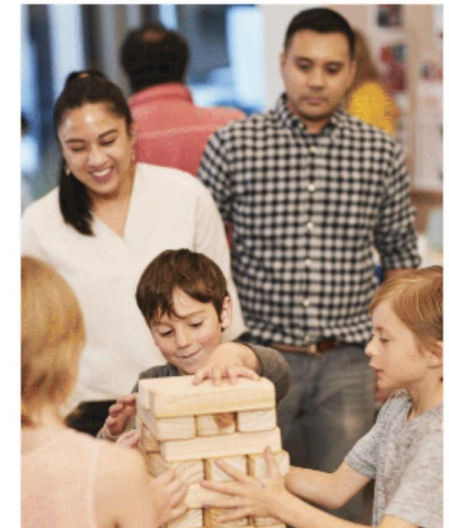
Community Spaces

- Teaching Kitchen
- Gathering and Social Spaces
- Classrooms



Social Responsibility

- Financial Assistance Memberships
- Food Distribution and Hunger Prevention
- Blood Drives
- Vaccination Clinics
- Volunteer Opportunities



Opinion of Probable Cost

Kansas City Metro Annual Construction Escalation

<u>Year</u>	<u>% annual escalation</u>
2018	5.6%
2019	5.5%
2020	1.8%
2021	1.9%
2022	8.0%
2023	6.0%
2024 Q2	2.5%

35.61% compounded escalation from 2018 to 2024

12/2026 11.5%

47.11% escalation from 2018 to December 2026

Merriam Community Center Case Study:



\$36,600,000 total project cost in 2018
 * 35.61% escalation from 2018-2024 Q2

= \$49,633,273 in 2024 Q2 dollars

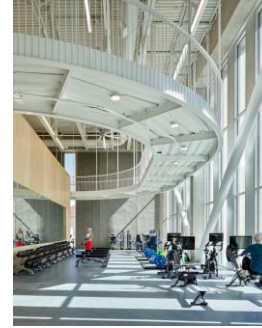
11.5% from now until 12/2026

= \$55,341,099 in 12/2026

Similar Building-only Cost per Square Foot

Kirk Family YMCA

\$550/sf in 2024 Q2 dollars
(\$405/sf in 2019 dollars)



Merriam Community Center

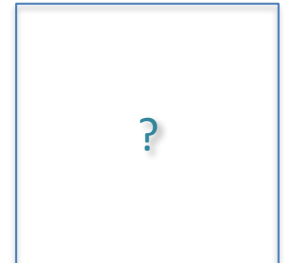
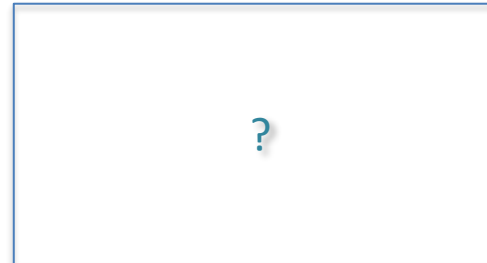
\$545/sf in 2024 Q2 dollars
(\$402/sf in 2018 dollars)



PV Community Center YMCA

\$579/sf 2024 Q2 dollars

- City's LEED platinum commitment
- 50–100-year city-owned building



Project Cost

Assuming building cost per square foot = \$579

Facility size = 55,000 sf	\$31,824,036
+ site development	\$7,595,279
- JCL site & land contribution	TBD

Total hard costs: \$39,419,315

Soft Costs:

+ 10% Professional Fees	\$3,941,931
+ FFE	\$1,750,000
+ 10% Owner Contingency	\$4,511,125

Total soft costs: \$10,203,056

Total Project Cost in 2024 Q2: \$49,622,371

* Total project cost would be reduced by YMCA capital contribution, yet to be determined

11.5% escalation from now until midpoint of construction (12/2026)

= \$55,328,944 in 12/2026 dollars

Next Steps

- Conceptual Design
 - Building Layout
 - Exterior Renderings
 - Updated Cost Estimate
- Third Public Meeting