

Department Space Designation

No.	Function	Current Number	Approx. Existing Space Sizes	Space Reference/ Standards Based Typ. BOMA Standards for Type A,B, C, D & E Workspace Types	2020 Required Number	2020 (Current)	2025 Projection	2030 Projection	2035 Projection	Notes/Comments	SUBTOTAL NET SF PER DEPARTMENT - does NOT include the 25% Grossing Factor
OFFICES			0	572		572	572	572	572	Direct Access to the Main Entrance Lobby is not needed	
O1	Director Office	1		168	1	168	168	168	168	12x14 - Enclosed office adjacent to Lobby and Smaller Conference Room and includes space for small area for meetings. Security is an issue and office needs to be lockable	
O2	Elder Care Office	1		140	1	140	140	140	140	10 x 14 Enclosed Office - adjacent to Center Director	
O3	Vounteer Office	1		144	1	144	144	144	144	12 x 12 office shared by up to 3 volunteers - adjacent to Director, and Program Rooms	
O4	Space Office for Future Position - use as a flex Meeting Room or Storage	0		120	1	120	120	120	120	10 x 12 Enclosed office adjacent to Director and Lobby	
FUNCTION, PROGRAM & MEETING ROOMS			0	3448		3732	3732	3732	3732		
F1	Function Room 1 - Small	1		192	1	168	168	168	168	12 x 16 - includes storage in the room (includes a 2 x 8 = 16 SF storage closet in the room)	
F2	Function Room 2 - Medium	1		384	1	384	384	384	384	16 x 24- includes storage in the room (includes a 2 x 8 = 16 SF storage closet in the room)	
F3	Function Room 3 - Small - Can be also used for additional storage	1		192	1	192	192	192	192	12 x 16 - includes storage in the room (includes a 2 x 8 = 16 SF storage closet in the room)	
F4	Large Function/Banquet Room	1		1920	1	1920	1920	1920	1920	40 x 48 - with a folding partition to divide the room in two equal smaller spaces - - includes storage in the room (includes a 2 x 10 = 20 SF storage closet in the room)	
F5	Men's Programs Rooms - New Spaces	0		308	2	616	616	616	616	14 x 22 - Men's Programs Room including storage (includes a 2 x 8 = 16 SF storage closet in the room) These are NEW Spaces	
F6	Kitchen	1		192	1	192	192	192	192	12 x 14 - Adjacent to Large Program Room/Banquet Room	
F7	Pantry	1		80	1	80	80	80	80	8 x 10 - Adjacent to Kitchen and Delivery area	
F8	Storage for Recreation Programs	1		180	1	180	180	180	180	12 x15 - locate in the area of the Program Rooms and accessible to all Program Rooms	
SENIOR SERVICES			0	224		224	224	224	224		
S1	Visiting Nurse/Public Health - including Exam Room - recommend a sm	1		144	1	144	144	144	144	12 x 12 Private Office/Exam Room - Requires a sink in the room NOTE: Need Privacy	
S2	Senior Lending Closet	0		80	1	80	80	80	80	8 x 10 Lockable and adjacent to the Lobby area	
S3											
S4											224
COMMON SPACES			0	2028		2280	2280	2280	2280		
SH1	Main Entry Vestibule - ADA Compliant	0		80	1	128	128	128	128	8 x 10 Vestibule - ADA Compliant	
SH2	Lobby/Day Room - with seating area and gas FP	0		324	1	324	324	324	324	18 x 18 (can be 20 x 20 if needed) - adjacent to the Entry Vestibule	
SH3	Coat Room	0		120	1	120	120	120	120	10 x 12 adjacent to Lobby and Large Function Room	
SH4	Public Toilet Rooms (W/M) - ADA	2		200	2	400	400	400	400	Accessible directly from the Lobby - Existing Toilet Rooms are 12 x 16. Final size to be confirmed based on code fixture requirements	
SH5	Single User ADA Compliant Toilet Room			380	2	384	384	384	384	Accessible directly from the Lobby - Existing Toilet Rooms are 12 x 16. Final size to be confirmed based on code fixture requirements	
SH6	Unisex Staff Toilet Room - Staff use only	0	0	64	1	64	64	64	64	Located in the accessible only space - ADA compliant.	
SH8	Furniture Storage - Folding Furniture			180	1	180	180	180	180	12 x 15 - Adjacent to the Large Function Room and close to the smaller Program Rooms	
SH12	Election Supplies and Records (Located at the Rec Center)	0		200	1	200	200	200	200	Lockable Space	
SH13	Staff and Volunteer Coffee/Break Room	1		80	1	80	80	80	80	8 x 10 - Located in Staff-only area of the building	
SH14	Electrical Room (Existing)	1		100	1	100	100	100	100	Estimated only	
SH15	Mechanical Room (Existing)	1		200	1	200	200	200	200	Size may vary based on MEP Systems selected	
SH16	Janitor Closet/Mop Sink/Cleaning Supplies	1		100	1	100	100	100	100	Mop Sink, Storage Shelving, water proof walls	2280
SUBTOTAL NSF				6272		6808	6808	6808	6808		2504
Efficiency Grossing Factor @ 25%		0.25		1568		1702	1702	1702	1702	Grossing Factor at 25% for a 1 story building . Multi-story grossing factor is in the 30% range.	
TOTAL GSF			6600	7840		8510	8510	8510	8510		
			Existing Rec Ctr GSF							129% this represents a 29% increase in the Rec Center GSF - resulting in a potential 1 story addition of approximately 1,780 GSF	

NOTES:

Key items to take into account during the planning of the New Rec Center:

Use durable finishes and flooring that support various space uses - dance, exercise, food services, function

Design for the special needs of Seniors including: finishes, colors, and glare free lighting, directional signage

Program Rooms - provide flexibility in layout and use sound rated folding partitions to provide maximum flexibility and allowing for making rooms smaller or larger as needed

Program Rooms - Men's programs may include pool, crafts, cards, etc.

Outdoor Spaces - good Senior design encourages OUTDOOR spaces including a patio with a safe non-slip level finish, memory garden, vegeable garden