

July 18, 2011



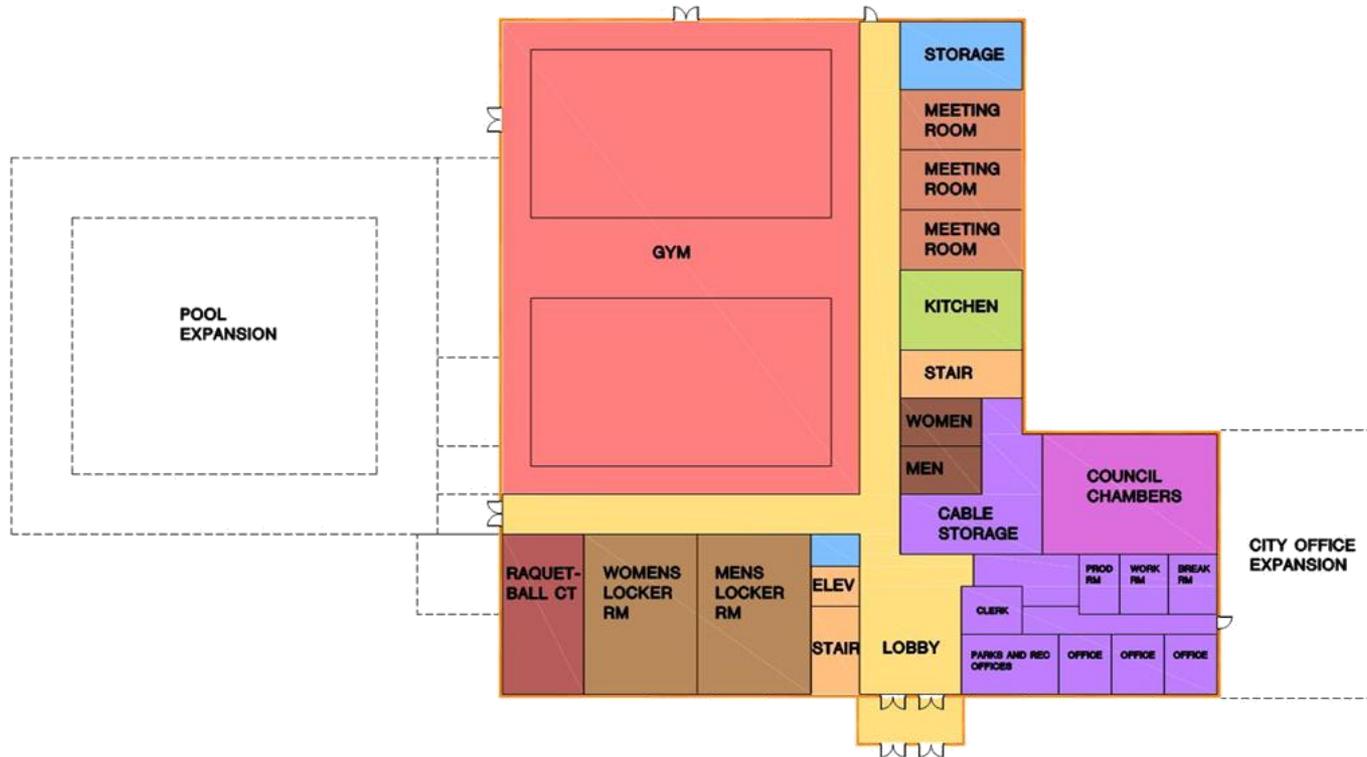
City of West Branch

Community Center Site Study

SHIVEHATTERY
ARCHITECTURE+ENGINEERING



West Branch Community Center

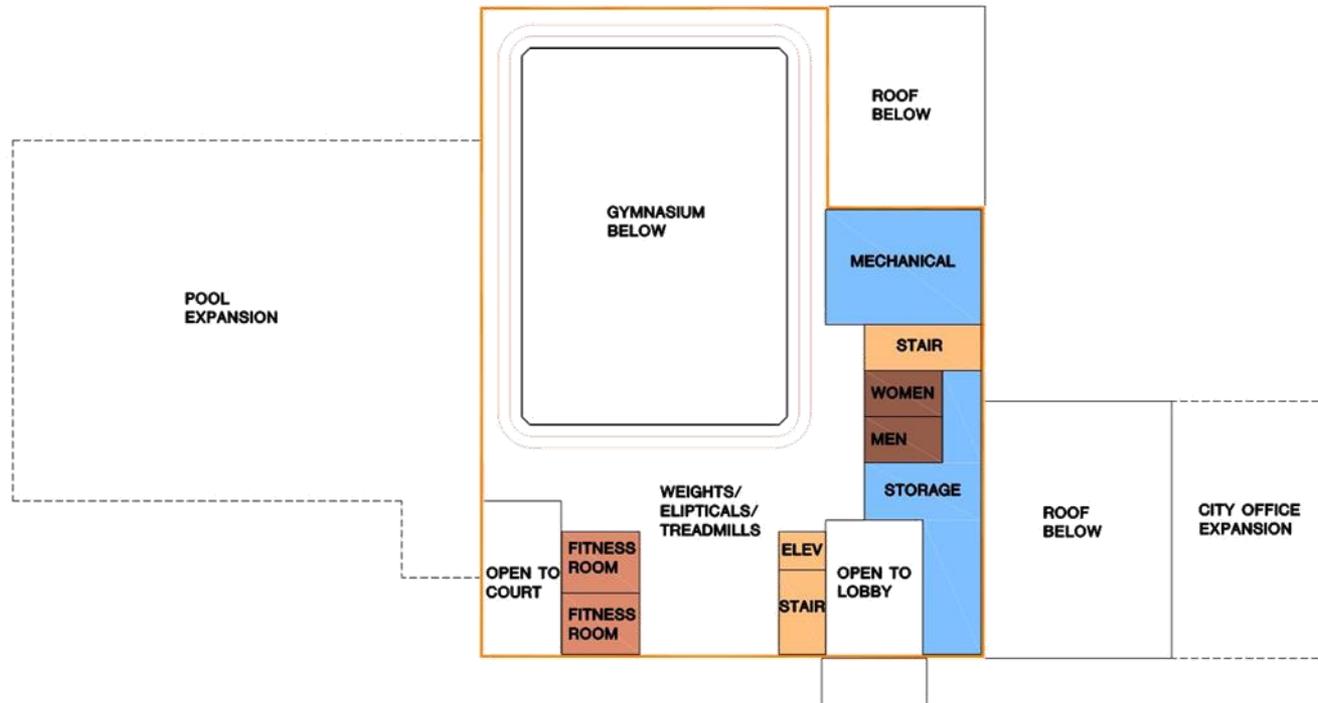


FLOOR PLAN - FIRST LEVEL

AREA	
COMMUNITY CENTER	21,140 SF
CITY OFFICES	4,500 SF
TOTAL	25,640 SF



West Branch Community Center



FLOOR PLAN - SECOND LEVEL

AREA
COMMUNITY CENTER 11,689 SF



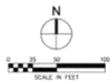
Site Locations



Green Meadow Site



ZONING:	R-1
<u>AREA:</u>	
INITIAL DEVELOPMENT -	5.2 ACRES
ADDITIONAL DEVELOPMENT -	2.9 ACRES
TOTAL AREA -	8.1 ACRES
<u>AREA BUILDING:</u>	
FIRST FLOOR -	25,640 SF
SECOND FLOOR -	11,689 SF
TOTAL AREA -	37,329 SF
<u>REQUIRED PARKING:</u>	
FOR COMMUNITY CENTER:	
10 SPACES + 1 SPACE/300 SF IN EXCESS OF 2000 SF	
$37,329 - 2000 = 35,329$ SF	
$(1 \text{ SPACE}/300 \text{ SF}) * (35,329 \text{ SF}) = 118$ SPACES	
TOTAL PARKING REQUIRED = 128 SPACES	
TOTAL PARKING PROVIDED = 129 SPACES	



Pedersen Valley Site



ZONING:	R-1
AREA:	
INITIAL DEVELOPMENT -	4.0 ACRES
ADDITIONAL DEVELOPMENT -	2.9 ACRES
TOTAL AREA -	6.9 ACRES

AREA BUILDING:	
FIRST FLOOR -	25,640 SF
SECOND FLOOR -	11,689 SF
TOTAL AREA -	37,329 SF

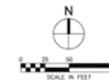
REQUIRED PARKING:

FOR COMMUNITY CENTER:
 10 SPACES + 1 SPACE/300 SF IN EXCESS OF
 2000 SF

$37,329 - 2000 = 35,329 \text{ SF}$

$(1 \text{ SPACE}/300 \text{ SF}) * (35,329 \text{ SF}) = 118 \text{ SPACES}$

TOTAL PARKING REQUIRED = 128 SPACES
 TOTAL PARKING PROVIDED = 131 SPACES



Cookson Property



ZONING: R-2

AREA:

INITIAL DEVELOPMENT -	2.92 ACRES
ADDITIONAL DEVELOPMENT -	0 ACRES
TOTAL AREA -	2.92 ACRES

AREA BUILDING:

FIRST FLOOR -	25,640 SF
SECOND FLOOR -	11,689 SF
TOTAL AREA -	37,329 SF

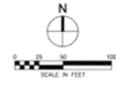
REQUIRED PARKING:

FOR COMMUNITY CENTER:
 10 SPACES + 1 SPACE/300 SF IN EXCESS OF
 2000 SF

$37,329 - 2000 = 35,329$ SF

$(1 \text{ SPACE}/300 \text{ SF}) * (35,329 \text{ SF}) = 118 \text{ SPACES}$

TOTAL PARKING REQUIRED = 128 SPACES
 TOTAL PARKING PROVIDED = 100 SPACES



Site / Building Cost Matrix

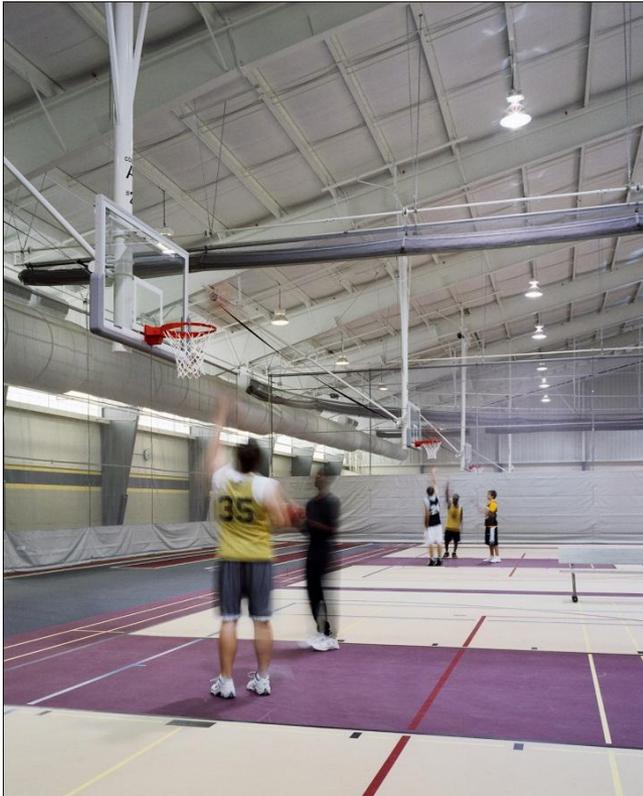
	The Meadows	Pedersen Site	Cookson Site
Site Development			
Grading	\$200,000	\$215,000	\$195,000
Utilities	\$220,000	\$150,000	\$120,000
Pavement	\$370,000	\$290,000	\$290,000
Building Demolition	0	0	\$63,000
Total Site Development	\$790,000	\$655,000	\$608,000
Building			
Conventional Construction	\$5,560,000	\$5,560,000	\$5,560,000
Pre-Engineered Construction	\$5,200,000	\$5,200,000	\$5,200,000

City of West Branch – Community Center

	The Meadows Site	Pederson Valley Site	Cookson Site
Connectivity to Community	Good	Good	Good
Public Visibility	Good	Limited	Limited
Available Infrastructure	Good	Good	Good
Ability to Expand	Good	Good	Limited
Ease of Development	Good	Good	Challenging
Cost of Land	Unknown	Unknown	City Property



Thank You!



Firm Profile

BEYOND FULL SERVICE

- Architecture
- Engineering
- Surveying
- Interior Design
- Construction Services
- Building Envelope
- Landscape Architecture
- Master Planning
- Project Management
- Telecommunications



Shive-Hattery is an architecture and engineering firm with over **115 years of continuous operation**. We go **beyond full service** to give clients a single source of solutions. Outstanding client service is our mission. The process of getting there is unique to each project and each client. Providing the right team of talented specialists, identifying and managing the critical steps to success and delivering quality service—it's what we've done for more than 115 years.

Our firm is focused to serve six market sectors.

Government, Healthcare, Education, Commercial/Retail, Industry, Telecommunications

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Iowa City

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Downers Grove

Moline

Missouri

Chesterfield



Executive Summary

This study has been developed for the purpose of evaluating three independent properties for potential development of a new Community Center/City Offices for the Community of West Branch, Iowa. The three sites referred to in the study as “The Meadows”, Pedersen Valley” and “The Cookson Site were selected by the West Branch Parks and Recreation Department.

The study was performed in two phases. The first phase was to develop a schematic floor plan of the Community Center/City Offices, and the second phase was the evaluation of the three sites.

During the first phase of programming meeting with Melissa Russell, Director of Parks and Recreation along with additional Commission members was conducted. The purpose of this meeting was to discuss the various program elements and amenities that were required for the Community Center and City Offices. Shive-Hattery used this information to develop schematic floor plans which were subsequently used to develop the individual sites and preliminary cost opinions.

The second phase consisted of reviewing each site and its compatibility with the project program. Each site was visited and various City and County offices were contacted for the purpose of obtaining information for each site. Information received consisted of utilities, contours, boundaries, zoning and parking requirements and storm water management. Shive-Hattery used this information along with the schematic floor plans to create a site development for each site. Each individual site was subsequently evaluated based on six criteria – Connectivity to Community, Public Visibility, Available Infrastructure, Ability to Expand, Ease of Development, Cost of Land.

Thank you for this opportunity to serve the City of West Branch and we look forward to being your partner as this project moves forward.