



Arcadia Community Center

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# **COMMUNITY MEETING #3**

Conceptual Campus Design Update

# DUE DILIGENCE

## **ASSET STUDY**

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- Building audit including architectural, structural, mechanical, electrical, and plumbing

## **STEERING COMMITTEE**

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- Discovery Session to identify Needs, Wants, and Wishes



# COMMUNITY SESSIONS

- Progressive input sessions
- Opportunity to hear from you
- Explore ideas from the community

## SESSION 1

- Introduce discovery process and design consultant
- Announce new branding
- Highlight the ACC mission and objective
- Input exercise

## SESSION 2

- Highlight what we heard from Community Session 1
- Presentation of preliminary program ideas
- Discuss campus priorities
- Opportunity for community to provide feedback

## SESSION 3

**Communicate Vision!**

**JULY 7, 2025**

**AUGUST 26, 2025**

**OCTOBER 28, 2025**



## WHAT WE HEARD



# NEEDS

The most critical items to address for the benefit of the community & campus.

# NEEDS

The most critical items to address for the benefit of the community & campus.

**Needs**

- 1. Sanitation
- 2. Food roll back
- 3. Recycling
- 4. Upgrade restrooms
- 5. Add showers
- 6. Upgrade security
- 7. Upgrade lighting
- 8. Upgrade parking
- 9. Upgrade landscaping
- 10. Upgrade playground
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- 347

# WANTS

you; expand to include things you want but don't necessarily need.

[illegible]

# DREAMS

Dream about what's possible to inspire future plans - even if it's out of reach now.

[illegible]



# NEEDS

- Bathroom Improvements
- Classroom Improvements
- Flooring Improvements
- Playground Improvements
- Gym Improvements
- More Parking
- Fitness Room Improvements
- Building Maintenance
- Pickleball Improvements
- Kitchen Upgrade
- Classes / Programming
- HVAC Upgrade
- Storage
- Electric & Plumbing Upgrade
- Landscaping
- Exterior Signage
- Sports Fields / Courts
- Entry Update
- Security System
- Lighting Updates
- Outdoor Shade
- Picnic Area
- Roof Update
- Maker's / Arts & Crafts Space

- Full Time Staff
- Funding
- Youth Programming
- Yoga Room

- Homeschool Space
- Written Policy



# NEEDS

A word cloud titled "NEEDS" in large, bold, pink letters at the top center. The words are arranged in a circular pattern around the center, with varying sizes and colors. The colors are primarily shades of green, blue, and pink. The words represent various needs for a community center, including physical spaces, programs, and administrative tasks.

Outdoor Shade  
Classes  
Pickleball  
Funding  
Cleaning Company  
Emergency Shelter  
Full-Time Staff  
Picnic Area  
Yoga Room  
Classrooms  
Roof Update  
Regular Hours  
Gym  
Fitness Room  
Food Donations  
Written Policy  
Library Expansion  
Storage  
A/C Upgrade  
Landscaping  
Senior Lunches  
Parking  
Building Maintenance  
Electric & Plumbing  
Bathrooms  
Lighting  
Structural Stability  
Doors  
Security System  
Game Room  
Youth Programing  
Non-Profit Benzonia  
Enry Updates  
Maker's/Arts & Crafts Room  
Kitchen Upgrade  
Volunteers  
Exterior Signage  
Beams  
Sports Fields/Courts



# WANTS

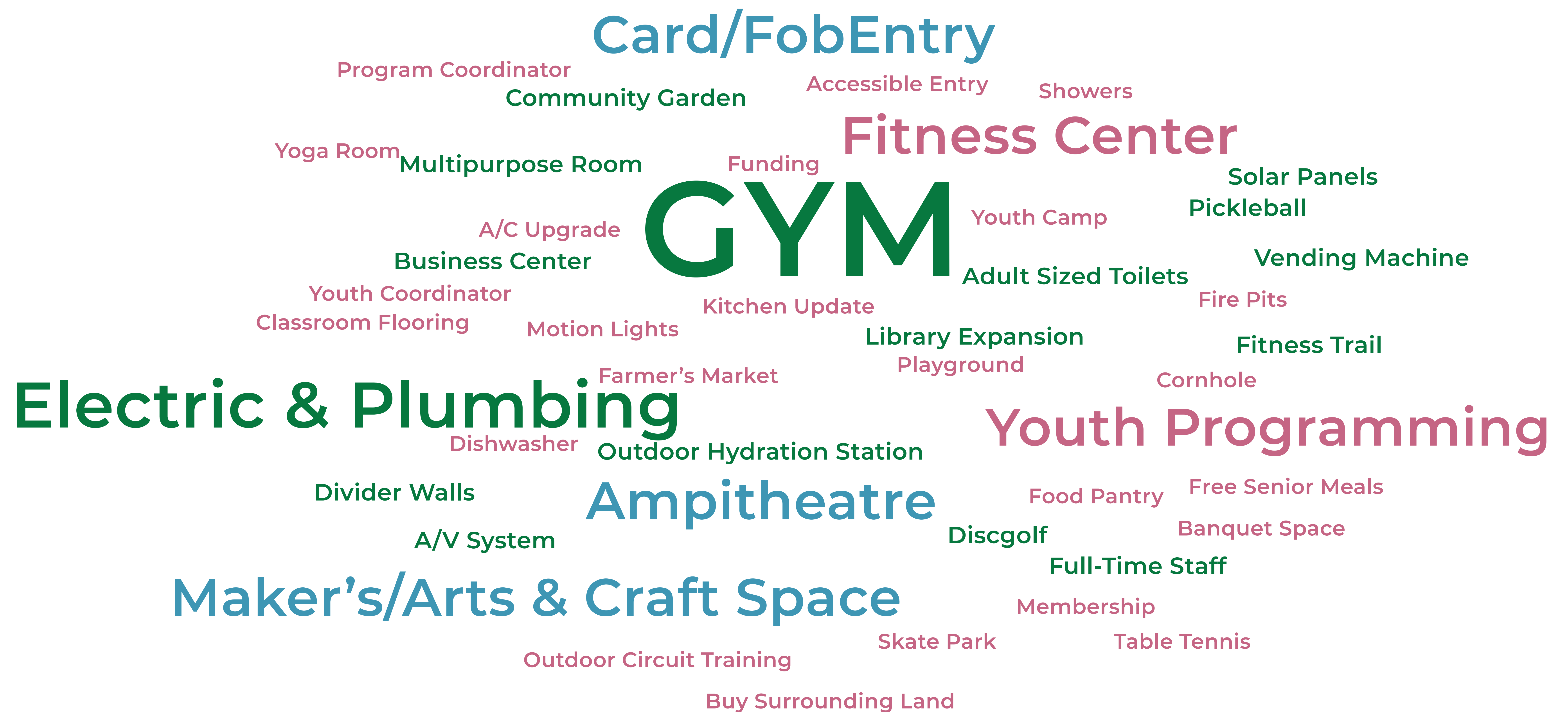
- Outdoor Hydration Station
- Business Center
- Generator / Disaster Shelter
- Card / Fob Entry
- A/V System
- Multipurpose Room
- Showers
- Dishwasher
- Motion Lights
- Outdoor Circuit Training
- Community Garden
- Buy Surrounding Land

- Ampitheatre
- Discgolf
- Fire Pits
- Farmer's Market

- Divider Walls
- Solar Panels
- Vending Machine



# WANTS





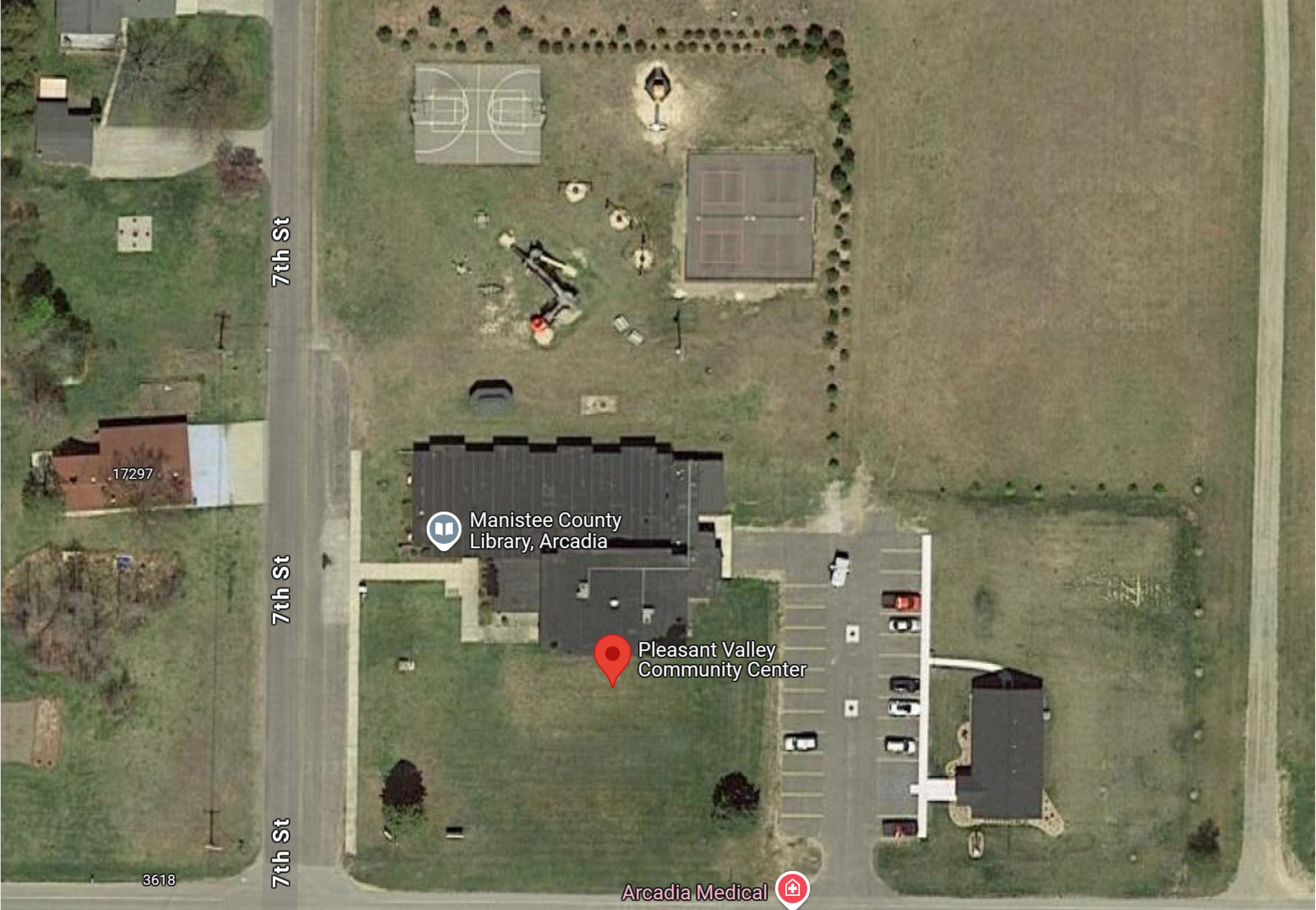
# DREAMS

- Pavillion
- Pole Barn
- Locker Rooms

- Pool
- Splash Pad / Water Park
- Skate Park
- Dog Park
- Bowling Alley
- Ice Rink

- Meditation Space
- Sauna / Steam Room
- Overhead Walking Track
- EV Charging































PAVED WALKING  
PATH WITH FITNESS  
STATIONS

NEW BASKETBALL  
COURT

COVERED PAVILLION

53 ANGLED PARKING  
SPACES

FITNESS / WELLNESS  
STATIONS

ACTIVITY  
FIELDS

2 EXISTING PICKLEBALL  
COURTS +  
2 NEW PICKLEBALL  
COURTS

SPECTATOR SEATING  
WITH SHADE  
STRUCTURES

PLAYGROUND

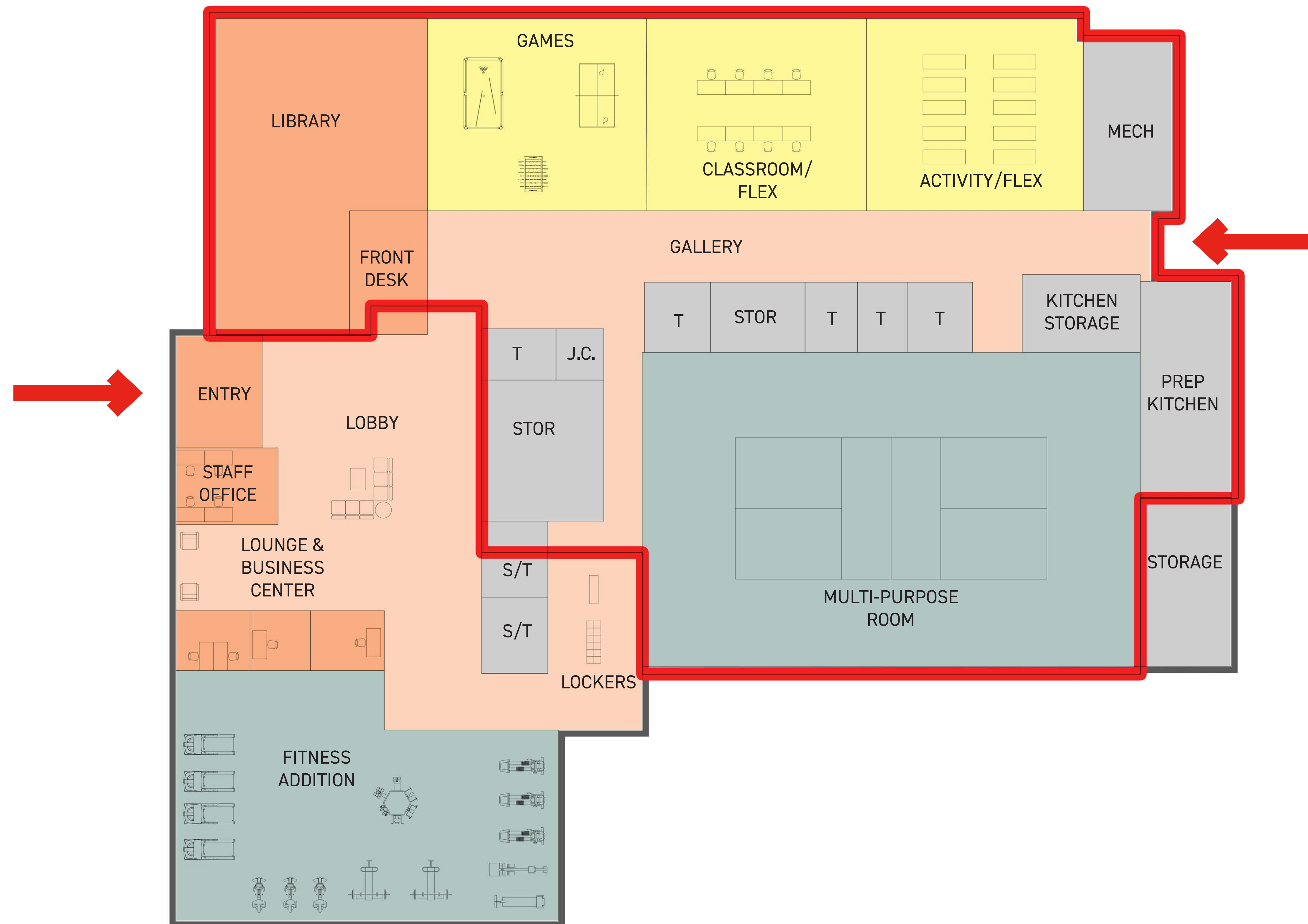
EXPANDED PARKING  
32 SPACES

STORAGE & SEASONAL  
TOILET BUILDING  
COMMUNITY  
GARDEN

RESTRICTED PARKING  
(24 SPACES)









PAVED WALKING  
PATH WITH FITNESS  
STATIONS

NEW BASKETBALL  
COURT

COVERED PAVILLION

53 ANGLED PARKING  
SPACES

FITNESS / WELLNESS  
STATIONS

ACTIVITY  
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RESTRICTED PARKING  
(24 SPACES)









PAVED WALKING  
PATH WITH FITNESS  
STATIONS

NEW BASKETBALL  
COURT

COVERED PAVILLION

53 ANGLED PARKING  
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RESTRICTED PARKING  
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VIEW LOOKING EAST ON GLOVERS LAKE ROAD



VIEW LOOKING NORTH FROM REAR ENTRY



VIEW LOOKING WEST FROM NEW PARKING LOT





VIEW LOOKING SOUTH ON 7TH AVENUE



VIEW LOOKING EAST FROM 7TH AVENUE PARKING



VIEW LOOKING EAST FROM 7TH AVENUE PARKING



# CONCEPTUAL COST ESTIMATES

## 1. SITE COSTS - \$920,000

- SITE IMPROVEMENTS
- PAVILLION
- PICKLEBALL COURTS
- FENCING
- BASKETBALL COURT
- COVERED SPECTACTOR AREA
- PLAYGROUND
- COMMUNITY GARDENS
- NEW PARKING LOT

## 2. SOFT COSTS - \$350,000

- ARCHITECTURAL & ENGINEERING FEES

## 3. FF&E COSTS - \$150,000

- FITNESS EQUIPMENT
- FURNITURE & EQUIPMENT



# CONCEPTUAL COST ESTIMATES

BASE CONCEPT	CONCEPT #1A	CONCEPT #1B
<div>1. BUILDING COSTS</div> <div>\$3,920,000</div> <div><div><div>• SEPTIC SYSTEM &amp; WATER WELL</div><div>• EXTERIOR IMPROVEMENTS</div><div>• DOORS &amp; WINDOWS</div><div>• ELECTRICAL</div><div>• MECHANICAL</div><div>• PLUMBING</div><div>• INTERIOR FINISHES</div></div></div>	<div>1. BUILDING COSTS -</div> <div>\$4,570,000</div> <div><div><div>• SEPTIC SYSTEM &amp; WATER WELL</div><div>• EXTERIOR IMPROVEMENTS</div><div>• DOORS &amp; WINDOWS</div><div>• ELECTRICAL</div><div>• MECHANICAL</div><div>• PLUMBING</div><div>• INTERIOR FINISHES</div></div></div>	<div>1. BUILDING COSTS</div> <div>\$4,270,000</div> <div><div><div>• SEPTIC SYSTEM &amp; WATER WELL</div><div>• EXTERIOR IMPROVEMENTS</div><div>• DOORS &amp; WINDOWS</div><div>• ELECTRICAL</div><div>• MECHANICAL</div><div>• PLUMBING</div><div>• INTERIOR FINISHES</div></div></div>
<div>2. CONTINGENCY</div> <div>\$400,000</div>	<div>2. CONTINGENCY</div> <div>\$400,000</div>	<div>2. CONTINGENCY</div> <div>\$400,000</div>



# THANK YOU

We appreciate your participation!

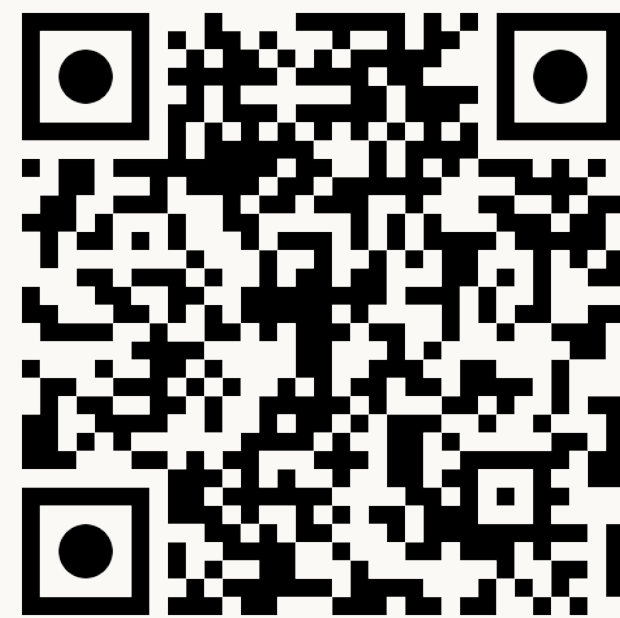
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