

# Resource Center Construction Planning Update

March 5, 2018



# Purpose

- City Council direction:
  - Historic Avondale general location
  - Construction of a co-located Resource and Senior Center
  - Planning for LEED Certification



# Care1st Avondale Resource Center

- Regional hub for human services and early childhood services
- Services provided by community non-profits and City programs
- City-operated with financial support
  - Care1st Health Plan Arizona
  - First Things First




# Care1st Avondale Resource Center

- Year over year growth in utilization
- Adapted space from former library
  - Not designed for the use
  - Creative use of space
  - Flexible staff and providers
- Services have outgrown the space



# Senior Center Needs

- Successful programs and increased participation
  - Services provided in the Community Center since 1979
  - Participation has outgrown the space
  - Space is lacking and no longer ideal for services
- 

# Planning Progress

- Council approved \$9 million for a new center
- Goal is to provide new facility for resource and senior center
- Bring most or all services of NFS into one space

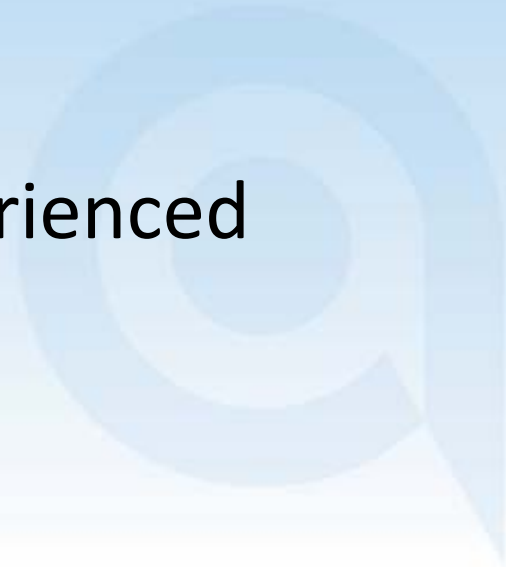


# Planning Progress

- Engaged Dick & Fritsche Design Group
  - Completed program and conceptual site study
    - Current Care1st Resource Center
    - Senior Center
    - Housing and Community Development Services
    - Youth and Community Engagement
    - Revitalization
    - All service delivery and staff space requirements
    - Location parameters - Client needs
- 

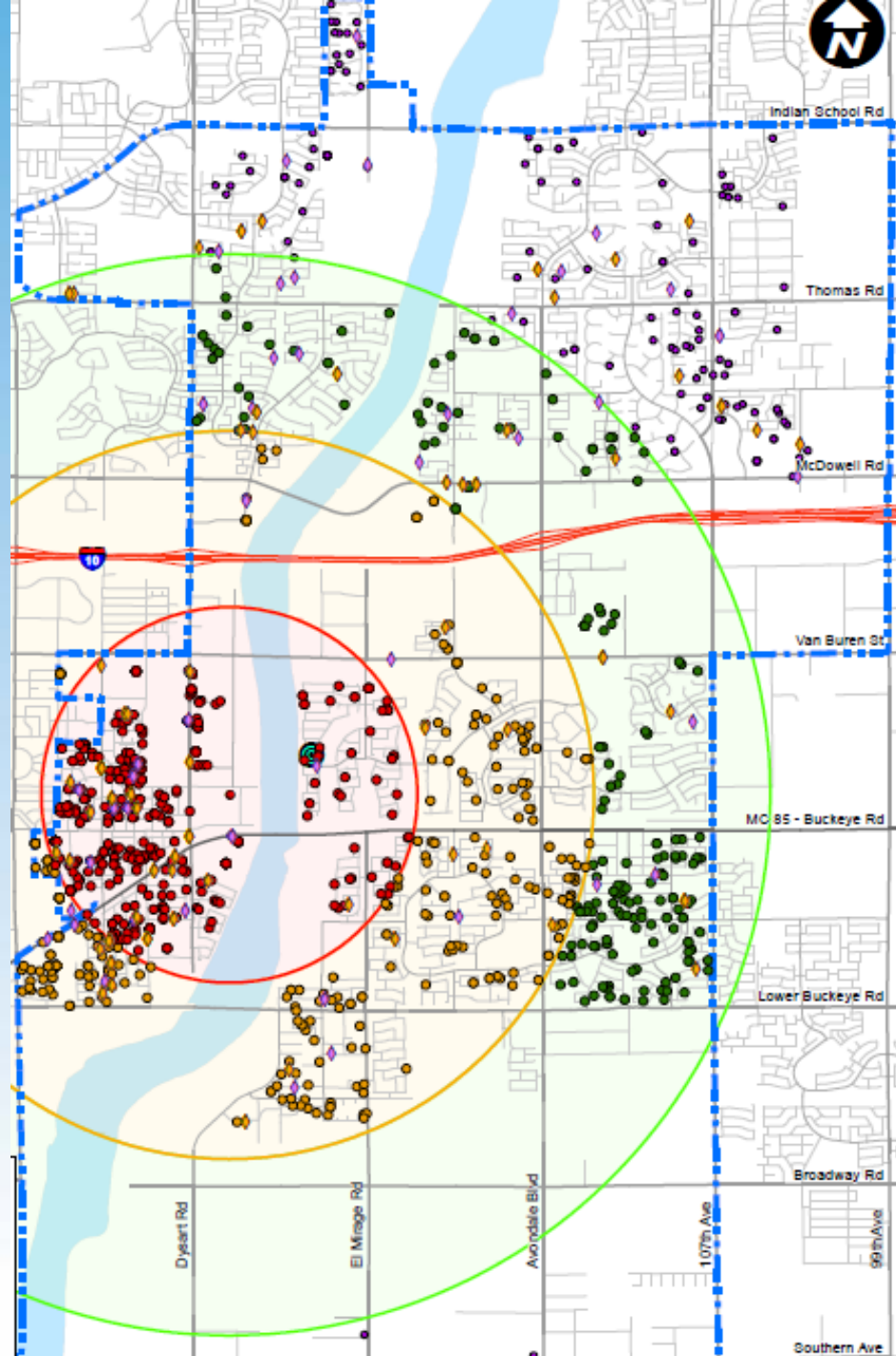
# Site Study

- Historic Avondale ideal location
  - Feedback from funding partners
  - Service providers
  - Clients using the facilities
  - Proximity to schools
  - Rapid growth in utilization
- Data confirms what staff has experienced
  - Client address information
  - Scatter maps and geospatial analysis



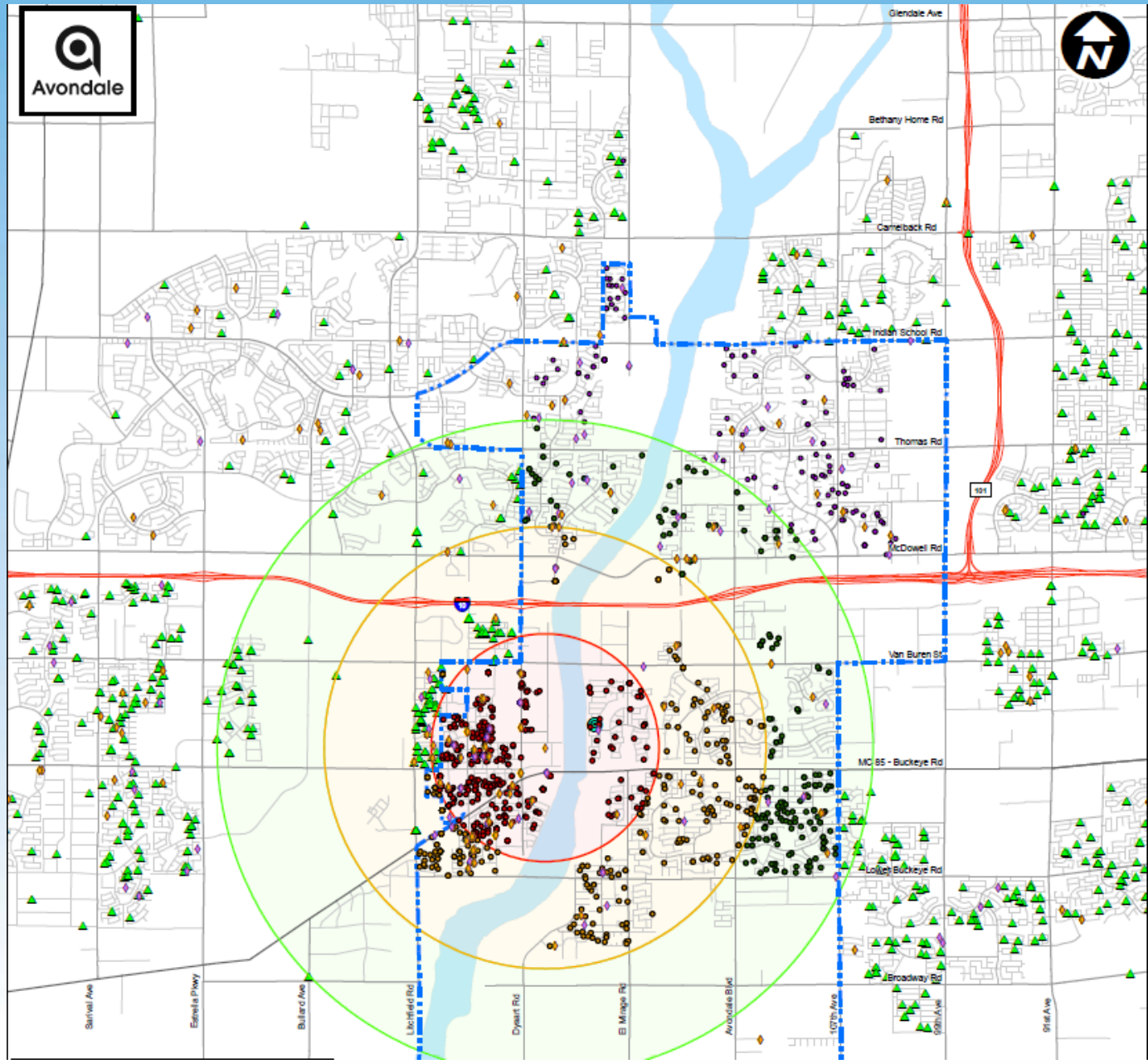


# Avondale Client Scatter Map



- ◆ - CLIENTS FOR TSP AND CGM
  - ◆ - CLIENTS FOR HDM, TSP, AND CGM
- CLIENT PERCENTAGE**
- 38%
  - 23%
  - 14%
- MILE BUFFER**
- - 1 MILE
  - - 2 MILE
  - - 3 MILE
- - CLIENT OUTSIDE THE 3 MILE BUFFER
  - ◎ - WEIGHTED CENTER

# Regional Client Scatter Map




**CLIENT PERCENTAGE (AVONDALE RES)**

- 38%
- 23%
- 14%
- ◆ - CLIENTS FOR TSP AND CGM
- ◆ - CLIENTS FOR HDM, TSP, AND CGM


**MILE BUFFER**

- 1 MILE
- 2 MILE
- 3 MILE
- - CLIENT OUTSIDE THE 3 MILE BUFFER
- - WEIGHTED CENTER
- ▲ - CLIENT IN OTHER WEST VALLEY CITIES

# Site Study

- Historic Avondale – near current location continues to be ideal location
  - Staff completing inventory of potential sites
    - 4 acres ideal
    - City-owned land
    - Vacant parcels
  - Staff will present in detail at future meeting
- 

# Space Needs Assessment

- Conducted by Dick & Fritsche Design Group
    - Interviews
    - Tabulation of current space attributed to each program
    - Analysis of potential shared space by function
    - Building requirements for two separate facilities and a single co-located facility
- 

# Space Needs Assessment

- Target of 60% utilization rate for shared classrooms and facilities
- On-site improvements needed:
  - Parking
  - Service areas
  - Storm water retention
  - Outdoor space
  - Landscaping



# Space Needs Summary

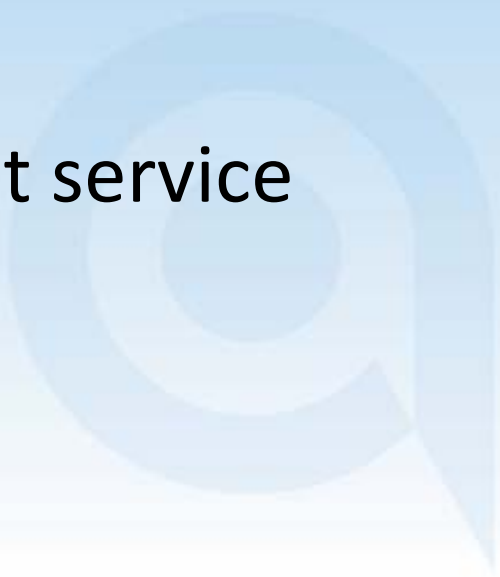
Facility	Square Footage	Land Required	Estimated Cost
Co-located Facility	24,665	4.2 acres	10.1 million
Senior Center	15,389	2.5 acres	6 million
Resource Center	21,479	3.0 acres	6.8 million
Total Separate Facilities	36,868	5.5 acres	12.9 million

# Co-located Facility

- Most fiscally sound approach
  - Overall reduced land and building space
  - Cost significantly reduced – construction and operating
  - \$1.9 million less for co-located facility
  - Limited vacant land in Historic Avondale



# Co-located Facility

- Programmatic reasons
    - Clients must visit multiple facilities for services
    - Fewer clients will “fall through the cracks”
    - Collaboration opportunities
    - Intergenerational programs
  - More efficient space, more efficient service
  - True one-stop service in Avondale
- 



# Sustainability

- LEED Certification recommended
- Supports City's Sustainability Goals
- Lower maintenance costs
- Reduced energy and water consumption
- Smart design
- Recognition



# Next Steps

- Continue Site Analysis
- Site Selection
- Total Funding Mechanism Discussion



# Request of Council

- City Council direction:
  - Historic Avondale general location
  - Construction of a co-located Resource and Senior Center
  - Planning for LEED Certification

