



CENTER 4 LIFE

CITY OF SANIBEL, FLORIDA

SPACE NEEDS STUDY

April 25, 2013

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TABLE OF CONTENTS

	Page
I. EXECUTIVE SUMMARY	2
II. INTRODUCTION	
A. General	4
B. Process	10
III. PROGRAMMATIC FUNCTIONS	
A. Background.....	13
B. Current Programs and Trends	14
IV. FACILITY SPACE PROJECTIONS / SPACE TABULATION	
A. Introduction	20
B. Facility Requirements	20
C. Space Projections (Building and Site)	23
V. APPENDIX	
A. Space Description Form Example	54

I. EXECUTIVE SUMMARY

PURPOSE

The purpose of this Study is to determine the Space Needs of the Center 4 Life facility to continue to provide programs and activities for the growing population over the age of 50. Programs and activities that enhance the social, physical and mental well-being of this community continues to be a priority

PROCESS

Between March and April of 2013, meetings with individual City Council members, Island Seniors, Inc. Board and City staff were held to review the purpose and needs of the Center 4 Life, the programs and activities that have grown and been implemented in the past several years, and its future needs.

The recently completed City of Sanibel Commercial Redevelopment Study included a review of the population growth by age category and found that the age group over 65 is the fastest growing at over 33% in the last 10 years, making the 65 years and older population 50% of the City of Sanibel residents in 2010.

Additionally, the participants in the programs and activities from 2004 to 2012 have grown by almost 50% (6,804 participants to 13,145). Part of this growth has been the aerobic classes which have grown over the same period by 40%.

Due to this population growth, programs and activities, and increased longevity and activity of residents in this age category, the Center needs to expand to meet the use demand, as well as continually adapting to the needs of the members. However, due to the inadequacy of the facility in terms of size, flexibility, and quality of space, it is not meeting the needs of this growing population. In addition, the existing facility has numerous issues that were studied in 2012 that noted its inflexibility and cost to renovate a facility that still would not meet the current needs, much less future needs.

RECOMMENDATIONS

This Space Needs Assessment Study indicates that appropriate indoor and outdoor spaces need to be incorporated into a facility that can grow and offer programs and activities that meet the mission of the Center 4 Life to provide social, physical and mental health. Section IV (Facility Space Projections) includes space projections for both the interior and exterior spaces, which reflect multi-purpose use spaces, while providing spaces that will improve the quality and quantity of programs and participants. The space needs indicate a need for a facility twice the size of the current (\pm) 4,000 square feet facility.

This study also notes the potential for this facility to be part of a large “community” with connectivity to the Shared Use Path System in or near the civic core and share certain functions including parking, common outdoor spaces and the like.

VISION

The Center 4 Life is a place where this growing population can:

- be together in a holistic environment for their well-being,
- strengthen their lives with rich and diverse activities, allowing for spontaneous and organized functions,
- be inspired, have pride, be secure, with a sense of ownership.

This facility needs to provide its members entertainment, pleasure, companionship, education, recreation and participation in programs and activities, and further to manage and conduct excursions for its members, social meetings and engage in activities that will enhance the social, physical and mental health of this unique population.

II. INTRODUCTION

A. GENERAL

In 1993 the City of Sanibel acquired the former Library Building at 2401 Library Way. The building was constructed in 1973 and is approximately 5,080 square feet and currently houses the Center 4 Life (formerly known as the Senior Center) and the CHR Offices. The CHR offices currently occupy 735 square feet. Currently, the Center 4 Life parking lot has 46 regular parking spaces (8 in the front and 38 in the rear lot) and 3 handicapped parking spaces (1 in the front and 2 in the rear lot). Additionally, there are two bicycle racks that can accommodate a total of 13 bicycles.

The Center 4 Life is operated by the City of Sanibel Department of Recreation with additional financial support from the non-profit Island Seniors Inc. The Center 4 Life is allocated a City of Sanibel staff member who serves as the Program Administrator, 0.58 Full Time Equivalences for Rec Aide support staff, contractual staff and volunteers from the Island Senior Inc. Island Seniors Inc., established on November 12, 1992, in the past, has funded fitness equipment, computers, furniture, staff and the underwriting of special events and trips at the Center 4 Life.

While all ages are welcome at the Center 4 Life, the programming is specially designed to cater to the 50+ population. The programs encompass the three aspects of health: physical, social, mental/emotional well-being. Program offerings include fitness classes, potluck dinners, computer classes, card games, book clubs, speakers, health screenings, kayaking, a wide variety of trips and many other opportunities for socialization among the island's senior population. As our population is living longer and healthier, programs are continually adapted to meet age appropriate needs. As of March 31, 2013, active paid membership at the Center 4 Life is 678 persons. Membership is \$20 per year, payable to Island Seniors, Inc. All members of the City of Sanibel Recreation Center have membership at the Center 4 Life as part of their dues.

In January 2013, the City of Sanibel completed a Commercial Redevelopment Study that included a review of the population growth in terms of overall growth and a chart noting that the Sanibel population of those residents over 65 years of age is growing at a faster rate than those residents below that age. The median age in Sanibel increased from 60.5 in 2000 to 65 in 2010 and the 65 years and over age group grew by 33%, making the 65 years and older population 50% in 2010. Attached at the end of this section (A.) are three pages from the Study related to the population changes in the City of Sanibel.

Part of the Center 4 Life Space Needs Assessment Study process includes an analysis of Strengths, Weaknesses and Opportunities of the future of the Center 4 Life program and facilities. Below is the analysis diagram.

ANALYSIS OF NEEDS

STRENGTHS	WEAKNESSES
<ul style="list-style-type: none"> ■ Balanced approach for social, health and mental enrichment ■ Well established reputation ■ Serves a unique population ■ Program based structure ■ Welcoming attitude ■ Volunteer base ■ Central location / accessible ■ Affordable 	<ul style="list-style-type: none"> ■ Outdated / inadequate facilities ■ Space efficiency ■ Storage ■ Parking ■ Building systems ■ Outdoor activity areas ■ Lack of space ■ Citizens denied opportunities for participation

OPPORTUNITIES

- Target population of 65 years of age and above is rapidly increasing
- Expand programs
- Improve flexibility for space
- Increase outdoor activities
- Increase spaces for program variety
- Enhance welcoming environment
- Improve natural lighting and quality of spaces
- Engage in changing technology
- Expand enrichment for social, health and mental opportunities
- Sustainable and efficient facility

As this unique segment of the population has grown and the demand for services has increased, the existing facility has become inadequate to provide the programs and opportunities for the enhancement and needs of this growing population. Due to this growth, the existing Center 4 Life facility, which was purchased by the City over 20 years ago, has become constrained and inadequate for its current and future needs. During season, program demand routinely exceeds member demands due to facility limitations, resulting in members being denied access to programs and activities.

The existing facility was reviewed for possible renovations and upgrades in 2012, but it was determined there were numerous issues affecting functional improvements. Several structural deficiencies with the current facility located at 2401 Library Way. The HVAC system and the roof have been patched and repaired beyond their useful lives, ADA accommodations need to be upgraded, and space allocation and parking need to be examined for maximum efficiency due to the increased demand for programs. In July 2012, staff obtained costs for replacement of the roof and HVAC improvements to the facility. Due to the FEMA 50/50 rule which limits improvements to ½ of the appraised value of the building (which is \$737,000 as of 2009 insurance appraisal) there would be no funds remaining for any further improvements to the structure.

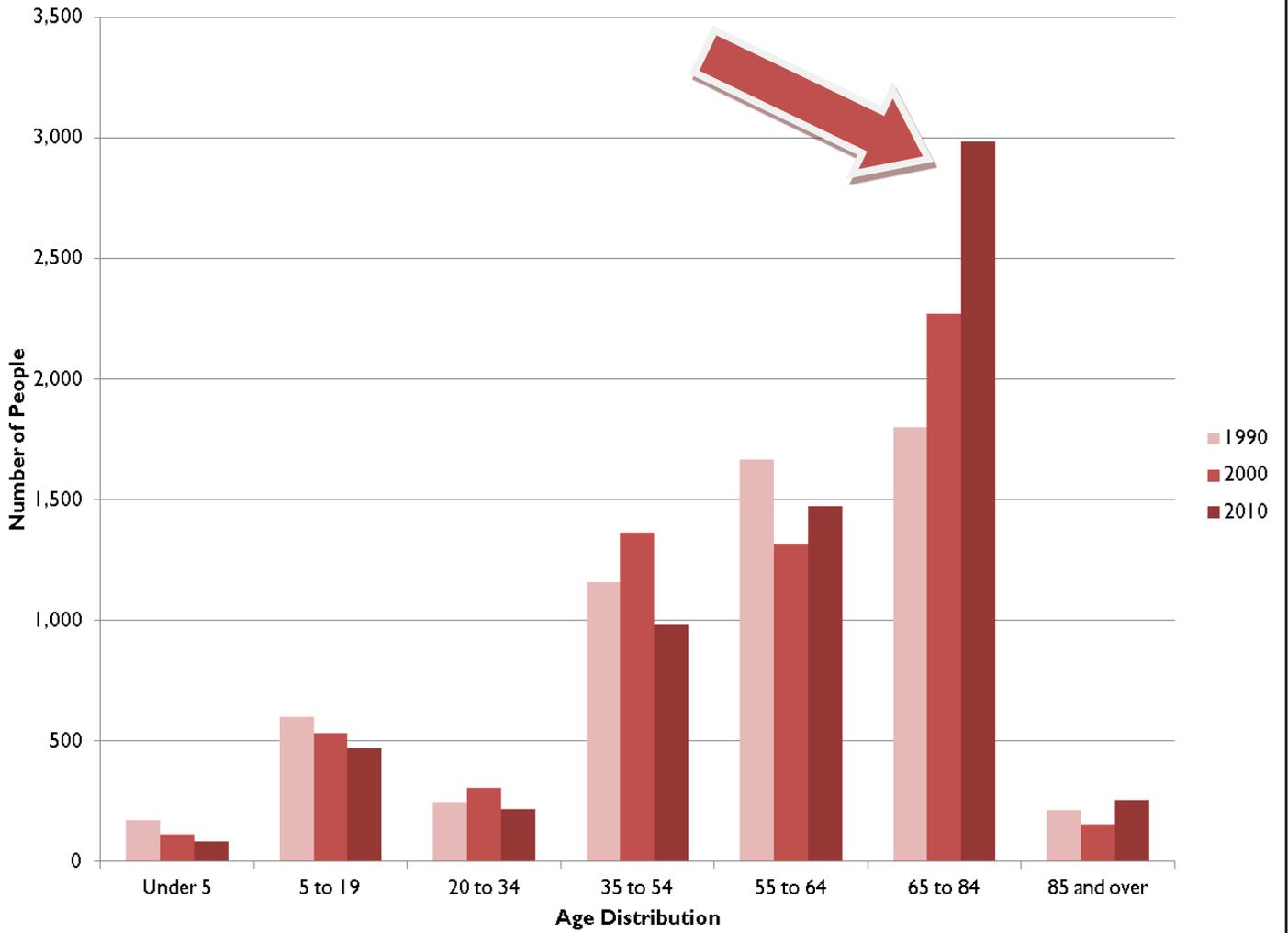
The purpose of this Space Needs Assessment is to determine the projected space requirements to provide the programmatic needs of the Center 4 Life to continue to serve the unique population of the City of Sanibel in meeting its current and future: social, physical and mental enrichment programming as discussed in Section III of this Study.



Population Findings

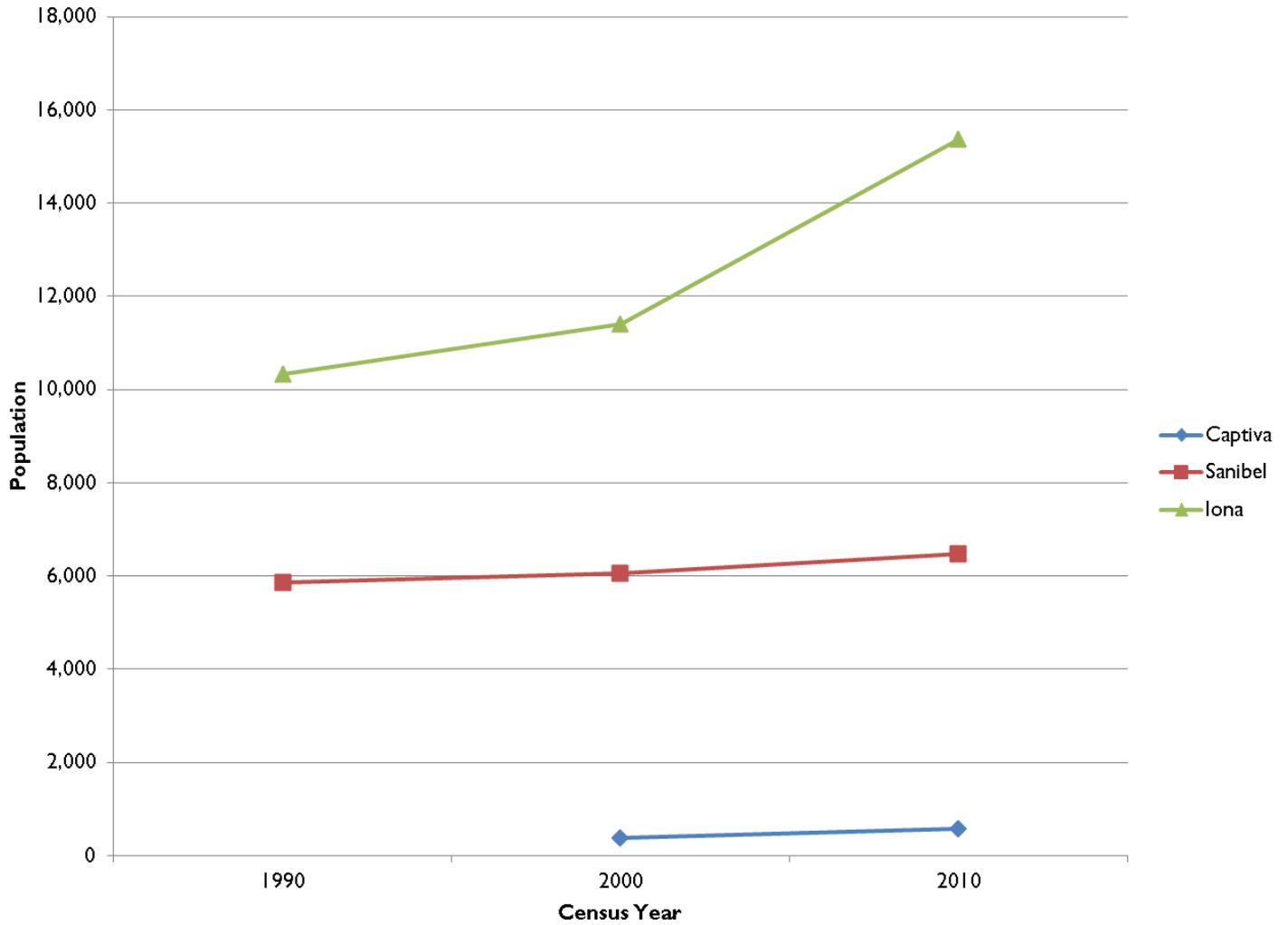
- Sanibel is getting older
 - Median Age increased from 60.5 in 2000 to 65 in 2010
 - Fastest growing age groups from 2000 to 2010 were 65-84 and 85 up
 - The 65 years and over age group grew by 33%
 - Over 65 years population was 40% of total in 2000, was 50% of total in 2010
 - All age groups under 55 years old declined by a total of 24%
 - Under 18 population declined by 16%
 - In comparison: Captiva became younger by a year (58 to 57); Iona became older (59.4 to 63.3)
- Iona saw a 25% increase in population between 2000 and 2010

Sanibel Age Distribution by Census Year



Data: U.S. Census Bureau

Total Population by Area by Census Year¹



¹No U.S. Census data specific to Captiva was available prior to 2000.

Data: U.S. Census Bureau

B. PROCESS

1. In order to best determine the present and future space needs of the Center 4 Life, meetings with Island Seniors Inc. Board members and staff members were scheduled, including interviews with City Council members. The review process included space and functional requirements, occupancy requirements, outdoor activities and technological needs.

The following City Council members were interviewed April of 2013:

Mayor:	Kevin Ruane
Vice Mayor:	Doug Congress
Council Member:	Marty Harrity
Council Member:	Mick Denham
Council Member:	Jim Jennings

The following Island Seniors Inc. Board members were interviewed in March of 2013:

Island Seniors Inc. Board Members:	Katie Reid, President
	Eileen Kehoe, Vice President
	Glenda Campbell, Secretary
	John Brown, Treasurer
	Patricia Armstrong
	Mike Gieryic
	Mary Ann Gilhooley
	Judie Sharbaugh
	Rev. Ed VanderHey

The following City staff members were interviewed in March and April of 2013:

City Manager:	Judie A. Zimomra
City of Sanibel Recreation Director:	Andrea L. Miller
Center 4 Life Program Administrator:	Sandra E. McDougall

2. Space Description Process

The Space Needs Assessment process for determining each space needs required a general description of the space and its function, followed by a detailed description of each type of space. These space descriptions are intended to be a guide in satisfying the design requirements for the facility, and are found in Section IV of this Study.

The space description format included in Appendix A also provides specific characteristics and needs of each space. It includes the identification of room name, room area, occupants, description of space use, functions, and relationships, identification of furniture to be located within the room, identification of utilities and the like.

III. PROGRAMMATIC FUNCTIONS

A. BACKGROUND

Since the founding of the Island Seniors, Inc. in November 1992 and the City of Sanibel purchase of the former Library for Center 4 Life (former Senior Center) in 1993 and its assigned staff, the Center 4 Life has had the vision of continually enhancing the social, physical and mental health of this unique population in the City of Sanibel.

The core mission and purpose of the Center 4 Life and the Island Seniors, Inc. is basically:

1. To provide its members entertainment, pleasure, companionship, education, recreation, and participation in health activities and further to manage and conduct for its members entertainment, excursions, social meetings, and engage in such activities that will raise the standards of civic welfare through educational, recreational and social means.
2. To seek community interest and cooperation with organizations and individuals concerned with meeting senior needs.
3. To provide all assistance possible for educational and recreational programs and to advise and assist in the provision of these activities for the Island Seniors Program.

As indicated in Section II, the population growth and needs of the over 50 years of age population has increased the programs that are offered at the facility as well as the number of participants attending these programs. The needs have grown to the extent that various programs/activities are now being held at City of Sanibel Recreation Center due to lack of space and inadequate spaces in the Center 4 Life facility. A number of these activities have been capped in terms of attendees due to the size of the current available spaces and inadequate parking.

The needs of the Center 4 Life are distinct and address the unique community:

1. It brings this unique population together in a holistic environment.
2. It strengthens lives with rich and diverse activities, allowing for spontaneous and organized function, with a variety within group sizes and the noise level they generate.
3. It is a place that inspires pride, security, well-being and a sense of ownership.

4. It should enhance the design, culture and character of Sanibel and achieve a strong identity and uniqueness as it serves the Sanibel community.

The variety of activities and programs related to the primary mission of the Center 4 Life will continue to be designed to enhance the changing needs of this community. These needs are not only driven due to the core mission of the Center 4 Life, but also due to the increase in the unique population as noted in previous Section II.

B. CURRENT PROGRAM AND TRENDS

The following two pages provide End of Year Comparisons noting the growth and addition of New Activities and Programs over the last 8 years (2004 thru 2012), from a total 6,804 participants to 13,145, and almost 50% increase. Additionally, the aerobic classes grew from 3,989 in 2004 to 6,814 in 2012, thus having the Fitness continue to expand. The variety of activities and programs for the Sanibel unique population will continue to expand as this segment of the population continues to grow.

In addition to the End of the Year Comparison sheets prepared by the City of Sanibel Recreation Department, also included are activity counts for the month of March specifically related to the Fitness Classes, as well as Calendars of Monthly Programs and Activities offered by the Center 4 Life in March and April of 2013. These charts indicate that the Center 4 Life offers multiple programs and activities on a daily basis.

The staff and Island Seniors Inc. volunteer base has been instrumental in the success of the Center 4 Life facility, and are committed to its continued success through volunteerism and fundraising activities.

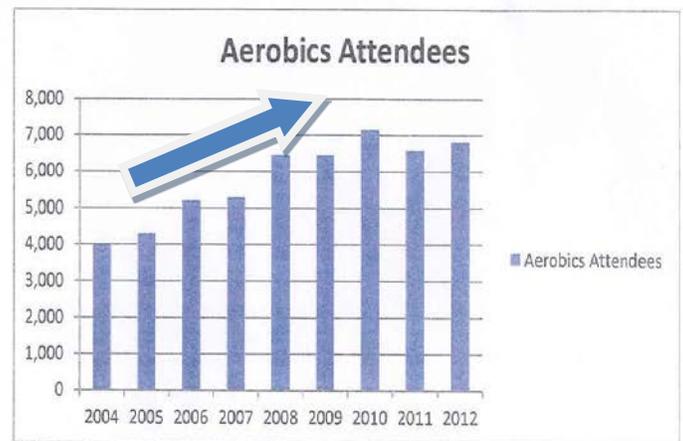
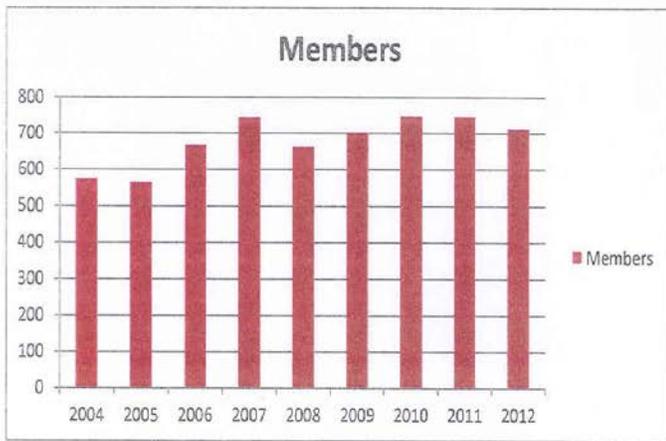
The energy and vitality of the Center 4 Life is indicative of the commitment of not only the City of Sanibel, but also the support of the Island Seniors Inc. organization.

CENTER 4 LIFE FACILITY
End Of Year Comparison

	2004	2012
Members	573	712
Activity	2004	2012
Aerobics	3,989	6,814
Line dance	467	0
Yoga	124	2,165
Pilates	72	0
Kayaking	178	460
Bridge	744	1,552
Mahjongg	223	514
Computer	49	48
Theater	205	452
Trips	106	248
Waist Management	92	0
Potlucks	334	188
Luncheons	112	93
Seminars	109	190
Book group	0	107
Baseball	0	80
Charity Bridge Tournament	0	48
Annual Meeting	0	52
Watercolor	0	92
Volunteer Appreciation	0	42
TOTAL	6,804	13,145

Center 4 Life End of Year Comparisons

	2004	2005	2006	2007	2008	2009	2010	2011	2012
Members	573	563	668	745	662	702	748	746	712
Activity	2004	2005	2006	2007	2008	2009	2010	2011	2012
Aerobics	3,989	4,276	5,194	5,271	6,450	6,447	7,143	6,577	6,814



Center 4 Life Fitness Classes
Mar-12

Date	Power Hour	ETF	ETF 11a	Happy Hour	Yoga	Chair Yoga	
3/1/2012	20				25	13	
3/2/2012		23	15	19			
3/3/2012							
3/4/2012							
3/5/2012		34	18	30			
3/6/2012	19				29	10	
3/7/2012		29	19	28			
3/8/2012	20				26	11	
3/9/2012		26	14	23			
3/10/2012							
3/11/2012							
3/12/2012		32	24	26			
3/13/2012	14				24	10	
3/14/2012		26	22	27			
3/15/2012	17				18	7	
3/16/2012		27	13	23			
3/17/2012							
3/18/2012							
3/19/2012		27	19	31			
3/20/2012	23				27	14	
3/21/2012		29	14	22			
3/22/2012	21				30	9	
3/23/2012		24	20	25			
3/24/2012							
3/25/2012							
3/26/2012		34	18	32			
3/27/2012	15				25	9	
3/28/2012		26	12	30			
3/29/2012	15				31	10	
3/30/2012		23	6	20			
3/31/2012							
Total	164	360	214	336	235	93	1402
Avg Class	18	28	17	26	26	10	21

Center 4 Life Fitness Classes
Mar-13

Date	Power Hour	ETF	ETF 11a	Happy Hour	Yoga	Chair Yoga	
3/1/2013		36	19	28			
3/2/2013							
3/3/2013							
3/4/2013		40	27	27			
3/5/2013	26				27	16	
3/6/2013		38	22	26			
3/7/2013	16				32	14	
3/8/2013		35	21	30			
3/9/2013							
3/10/2013							
3/11/2013		31	22	24			
3/12/2013	22				24	19	
3/13/2013		35	19	14			
3/14/2013	22				29	18	
3/15/2013		27	26	10			
3/16/2013							
3/17/2013							
3/18/2013		27	20	27			
3/19/2013	21				36	15	
3/20/2013		24	15	28			
3/21/2013	22				30	13	
3/22/2013		22	15	26			
3/23/2013							
3/24/2013							
3/25/2013		29	20	29			
3/26/2013	25				33	14	
3/27/2013		30	19	22			
3/28/2013	22				32	18	
3/29/2013		26	21	16			
3/30/2013							
3/31/2013							
Total	176	400	266	307	243	127	1519
Avg Class	22	31	20	24	30	16	24

~ March ~

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1 Happy Hr-28 ET Fit-36 ET Fit-19 Memory Chal- lenge-7 What's Appen- ing-10	2 1:00 Twins vs. Red Sox
3	4 Happy Hr-27 ET Fit-40 ET Fit-27 Inter. Bridge Lesson-16 Bridge-36 PC Intro-3 Writers Group-10	5 Power Hr-23 YOGA-27 Chair Yoga-16 H&F-2 Beg Bridge Les- sons-7 iPhone-4	6 Happy Hr-26 ET Fit-38 ET Fit-22 Bridge-32 Potluck-51 PC Intro-3	7 Power Hr-16 YOGA-32 Chair Yoga-14 Mahjongg-15 Beg Bridge Les- sons-7 iPhone-4	8 Happy Hr-30 ET Fit-35 ET Fit-21 Planning Ahead -16 PC Intro-3	9 2:00 PHIL
10 Daylight Sav- ings Time	11 Happy Hr-26 ET Fit-31 ET Fit-22 Inter. Bridge Lesson-15 Bridge-32 PC Intro-3 Writers Group-10	12 Power Hr-22 KAYAK-7 YOGA-24 Chair Yoga-19 H&F-2 Beg Bridge Les- sons-7	13 Happy Hr-27 ET Fit-35 ET Fit-19 Bridge-28 Page Turners- 15 PC Intro-3	14 Power Hr-22 YOGA-29 Chair Yoga-18 Mahjongg-18 Beg Bridge Les- sons-7	15 Happy Hr-23 ET Fit-27 ET Fit-26 Coin Logic-3	16 2:00 FL REP 2:00 BB MANN
17 St. Patrick's Day	18 Happy Hr-27 ET Fit-27 ET Fit-20 Inter Bridge Lesson-15 Bridge-35 Writers Group- 10	19 Power Hr-21 KAYAK-17 YOGA-36 Chair Yoga-19 H & F-2 iPad-4	20 Happy Hr-28 ET Fit-24 IS Board-11 ET Fit-19 Bridge-36	21 Power Hr-22 YOGA-30 Chair Yoga-13 Mahjongg-13 Safe Driving-16 iPad-4	22 Happy Hr-26 ET Fit-22 ET Fit-15 Creative Prob- lem Solving-4	23 2:00 FL REP
24 Palm Sunday	25 Happy Hr-29 ET Fit-29 ET Fit-20 Inter Bridge Lesson-15 Bridge-32 Writers Group- 10	26 Power Hr-25 KAYAK-20 YOGA-24 Chair Yoga-14 H & F-4	27 Happy Hr-30 ET Fit-30 ET Fit-18 Bridge-27	28 Power Hr-22 YOGA-32 Chair Yoga-18 Mahjongg-13 Safe Driving-16	29 Happy Hr 16 ET Fit- 26 ET Fit- 21 Volunteer Ap- preciation Luncheon-49 Good Friday	30
31 Easter	Notes: ET Fit = Essential Total Fitness H & F = Hand & Foot					

~ April 2013 ~

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1 8:00 Happy Hr-23 9:30 ET Fit-25 11-ETF-21 1:00 Bridge-24	2 8:00 Power Hr-22 8:30 KAYAK-19 9:30 YOGA-30 11:00 Chair Yoga-12 1:00 H & F-4	3 8:00 Happy Hr-22 9:30 ET Fit-25 11-ETF-21 1:00 Bridge-23 1:00 PICASA-4	4 8:00 Power Hr-18 9:30 YOGA-19 11:00 Chair Yoga-14 1:00 Mahjongg-14 1:00 PICASA-4	5 8:00 Power Hr-16 9:30 ET Fit-18 11 ETF-20	6
7	8 8:00 Happy Hr-20 9:30 ET Fit-22 11 ETF-19 1:00 Bridge-24	9 8:00 Power Hr-15 8:30 KAYAK-16 9:30 YOGA-25 11:00 Chair Yoga-13 1:00 H & F-3	10 8:00 Happy Hr-16 9:30 ET Fit-23 11-ETF-19 1:00 Bridge-24 2:30 Book Club-13	11 8:00 Power Hr-20 9:30 YOGA-26 11:00 Chair Yoga-10 1:00 Mahjongg-9	12 8:00 Happy Hr-13 9:30 ET Fit-18 11 ETF-18 2:00 Brain Bashers-3	13
14	15 Tax Day (Taxes Due) 8:00 Happy Hr-16 9:30 ET Fit-23 11 ETF-18 1:00 Bridge-24	16 8:00 Power Hr-15 8:30 KAYAK-14 9:30 YOGA-24 11:00 Chair Yoga-15 1:00 H & F-2	17 8:00 Happy Hr-12 9:30 ET Fit-14 9:30 IS Board 11 ETF-11 1:00 Bridge-19	18 8:00 Power Hr-17 9:30 YOGA-19 11:00 Chair Yoga-12 1:00 Mahjongg-10	19 8:00 Happy Hr-16 9:30 ET Fit-16 11 ETF-10	20 2:00 FL REP
21	22 Earth Day 8:00 Happy Hr 9:30 ET Fit 11 ETF 1:00 Bridge	23 8:00 Power Hr 8:30 KAYAK 9:30 YOGA 11:00 Chair Yoga 1:00 H & F	24 8:00 Happy Hr 9:30 ET Fit 11 ETF- 1:00 Bridge Administrative Professionals	25 8:00 Power Hr 9:30 YOGA 11:00 Chair Yoga 1:00 Mahjongg	26 8:00 Happy Hr 9:30 ET Fit 11 ETF- Arbor Day	27
28	29 9:00 Happy Hr 12:30 Bridge CLOSE @ 3:30 p.m. begins	30 8:00 Power Hr 8:30 KAYAK 9:30 YOGA 11:00 Chair Yoga 12:30 H & F	Notes: ET Fit = Essential Total Fitness H & F = Hand & Foot			

IV. FACILITY SPACE PROJECTIONS

The following Facility Space Projections/Space Needs are based on the functional requirements presented by The Center 4 Life Board and staff. The spaces ultimately created will be based on the prioritized need and overall budget constraints as finally determined by the City of Sanibel.

A. INTRODUCTION

It is evident from various meetings with Center 4 Life Board and staff, and on-site visits to the existing Center, that growth of the Center 4 Life community, its functions and services has caused the use to outgrow its current facilities. The following facility demands incorporate space needs that are required to improve the functional and service needs for the use of the City of Sanibel Center 4 Life users. Listed below are certain concepts that have been incorporated into this report to arrive at a space needs analysis which is both functional and practical:

1. Sharing of required meeting rooms and storage areas.
2. Size of spaces for proper use of the planned programs.
3. Building finishes that represent the needs of the planned programs and users.
4. Improved technological capabilities.

There might be an opportunity for the proposed facility, based on alternative site reviews, to share parking and outdoor spaces to serve additional community needs, a concept that should be considered, since the City is in the process of reviewing redevelopment opportunities and the potential of the City's "core" civic area.

B. FACILITY REQUIREMENTS

1. Functional

The facility must meet the functional and operational requirements as described within this Space Needs Assessment and as determined to be required during the design phase of the project development. The facility must integrate the goals of the Center 4 Life in providing an enriched and welcoming environment (a home away from home) that enhances the social, health and mental wellness of this unique population in the City of Sanibel. The organization and the arrangement of spaces must include and consider other space requirements such as common public spaces for lobby, restrooms and support spaces, as well as janitor's closets, mechanical equipment rooms, IT rooms, and hallways. The design should consider the

possible need for future renovations and expansion which will require locating spaces that cannot be modified or changed in terms of functional use in an area that will not interfere with possible future expansion.

The facility is to be technology current with capability for future enhancements and have facility-wide WI-FI capabilities.

Response to the local environment and surrounding structures and architecture is to be given to building materials, building components and building systems. They must address accessibility (facility near grade) in addition to fixtures and furniture being ADA compliant and age appropriate.

2. Aesthetic

The facility design should reflect the characteristics of the City of Sanibel with respect to innovation and artistic content, and the quality of construction should be compatible with and complement the existing City of Sanibel character and current Design Standards.

The design of the exterior and interior spaces needs to incorporate opportunities for social interaction while enhancing the enrichment qualities of the programs and activities.

Spaces are to be inviting, colorful and warm with natural lighting and be non-institutional in character.

The design will need to be consistent with "The Sanibel Plan" and embrace users with a variety of physical opportunities; recognize importance of security and provide maximum visibility to entrances.

3. Operation and Maintenance

The building design shall consider operational and maintenance requirements including energy efficiency, mechanical, security, fire alarm systems, and minimal user input operational characteristics.

The selection of the building materials to be used shall include consideration of the appearance, durability, maintenance characteristics and compatibility of the building site conditions. Additionally, Sustainable Design Elements, will include use of recycled materials when possible

and chemically free maintenance. Facility maintenance shall be considered a very important part of the building design for both the selection of the interior and exterior materials.

4. Orientation and Configuration

The relationship of the building on the site shall consider the location of the existing improvements; functional relationships with nearby existing buildings; utility requirements; orientation, as related to sun, prevailing breezes, etc. (i.e. for passive solar energy design) and climatic considerations (rain, temperature, etc.).

The geometry of the building and building configuration shall be determined based upon the required relationships of the different functional elements within the building needs. The form of the building shall consider design criteria such as passive solar design, handicap access, relationship in scale of building components, materials and window/door areas, and outdoor courtyard spaces allowing for interior spaces to flow into the outdoor spaces.

5. Sustainability and Energy Conservation

The building should be a model of energy conservation, and shall be LEED sustainability/green concepts. Such elements as deep overhangs, insulated windows, natural lighting, well insulated building envelope, low flow fixtures, LED lighting, recycled materials, native vegetation, shading, etc.

While natural lighting is to be incorporated extensively in the facility, the glazing must be resistive to heat flow and should be shaded on the exterior by such devices as overhangs, indentations or screens.

6. Parking / Green Space / Access

The parking element of the facility is to be of easy access to the entrance of the facility and incorporate sustainable concepts and provide “night sky” lighting. Due to the unique population and use, additional parking spaces beyond code, as well as accessible parking spaces exceeding code will be required. The opportunity and potential for this facility to have multiple programs and activities concurrently and overlap of functions would suggest a capacity of over 200 parking spaces (i.e. 60 at Fitness Class, 30 overlap in between classes, plus multi-use class or function of 100 with staff and social space use of 30 would generate a parking space count of 220). A review of the size of the parking spaces and parking options related to paved,

shell and grass should be reviewed. Bicycle racks will need to be adjacent to the main entrance.

The green space and landscaping need to incorporate native vegetation and provide shade where required. Landscaped parking islands to have shade elements and low maintenance plants. Sidewalk access to facility must provide continuity to City trails.

C. SPACE PROJECTIONS

The square feet for the projected spaces and common/shared use spaces are general standards and are based on net square feet for each space. The total net square feet do not include: circulation, utility rooms, generator room, wall construction, mechanical and electrical rooms and the like. (Note: For informational purposes, a typical efficiency factor to arrive at gross square feet for this type of facility, which would include the utilitarian building spaces and construction, would be approximately 1.45 (i.e. 8,030 net square feet would equal approximately 11,650 gross square feet).

The following Space Needs Table includes existing vs. projected space needs, and is followed by a Space Description form of each area.

1. The Building Spaces "**B**" have a Description Form (Data Sheet) for each space.
2. The Site Areas "**S**" only have Description Forms for the Outdoor Activity Areas, Covered Outdoor Area and Outdoor Activity.

These projections indicate that due to the continued growth, this unique population in Sanibel and the need to provide programs and activities to enhance this population necessitates additional spaces in terms of "interior" functions/activities and "exterior" activity areas.

**COMPARISON SUMMARY SPACE NEEDS TABLE
FOR EACH SPACE**

(Existing vs. Projected)

	BUILDING SPACES	Approximate Existing Net Sq. Ft.	Existing Occupants/ Capacity	Proposed Occupants / Capacity	Projected Space Need - Net Sq. Ft. (Note 1)
B.1	Reception / Counter Area	part of 2 below		4	250
B.2	Social Space / Living Room	915	20-25	35-40	1,200
B.3	Social Space Storage	n/a	---	n/a	120
B.4	Social Space Serving Area Lounge	part of 3 above	---	5	120
B.5	TV / Meeting	part of 3 above	---	10	200
B.6	Multi-Purpose Classroom / Flexible Room	385	16	120	2,000 (Note 2)
B.7	Multi-Purpose Classroom Storage	---	---	n/a	200
B.8	Serving Area	70	2	2-4	240
B.9	Fitness Room	1,325	40	60	2,100
B.10	Fitness Room Storage	---	---	n/a	250
B.11	Technology Room / Lab	295	14	16	400
B.12	Program Administrator Office / Meeting	230	1-4	1-6	200
B.13	Office / Counseling Meeting	---	n/a	1-6	150
B.14	Workroom	95	2	8	200
B.15	Small Meeting Room	---	---	12	250
B.16	Women Restrooms	110	---	per code	200
B.17	Men Restrooms	75	---	per code	200
B.18	Companion Restroom with Shower (total of 1)	55	n/a	1-2	90
B.19	Unisex Restrooms (total of 2)	---	---	1 each	80 (2 @ 40)
B.20	Exterior Storage (attached to building)	---	---	n/a	500
	TOTAL BUILDING NET SQUARE FEET	3,555			8,950

NOTES:

1. Net square feet (sq. ft.) does not include circulation, utility rooms, generator room, mechanical, electrical, janitor or wall structure.
2. Room has divider wall for 60 and 60 person spaces.

(Existing vs. Projected)

	SITE	Approximate Existing Square Feet	Proposed Occupants / Capacity	Projected Space Need Square Feet
S.1	Covered Outdoor Area	---	40	1,000
S.2	Active Outdoor Activity	limited	120	8,000
S.3	Passive Outdoor Activity	limited	80	6,000
S.4	Parking / Driveways	22,000	220 spaces	110,000
S.5	Walks / Landscaping Around Building / Miscellaneous	limited	n/a	12,000
S.6	Property Buffers	limited	n/a	25,000
S.7	Retention / Detention Area	---	n/a	45,000
	TOTAL SQUARE FEET			207,000
	TOTAL ACRES			5

DATA SHEET B.1

FACILITY:	Center 4 Life
ROOM NAME:	Reception / Counter Area
ROOM USE:	Check-in for classes, programs; information distribution; answering phone; signing up members and signing up for classes. Note: Need a separate area for cash reconciliation directly off front desk. Storage needs incorporated into cabinetry.
ROOM AREA:	250 square feet
RELATIONSHIP:	Adjacent to Social Space/Living Room
ROOM OCCUPANCY:	6
NUMBER OF ROOMS:	1
EQUIPMENT:	2 computers and printers; 1 audio/video camera system; public address system; corkboard, flat screen TV with scrolling information
FINISHES:	<p>Walls: Dry wall</p> <p>Ceilings: Acoustical</p> <p>Floors: Vinyl tile wood planks</p> <p>Casework: Built-in ADA accessible counter and back counter with upper cabinet storage and filing cabinets</p>
UTILITIES / SYSTEMS:	<p>HVAC: Yes</p> <p>Telephone: Voice/data outlets</p> <p>Electrical: 120 volt; fan; PA system</p> <p>Lighting: LED desirable</p> <p>Plumbing: N/A</p>
FURNITURE:	Shelving; chairs
REMARKS:	<ol style="list-style-type: none"> 1. Provide Reception Area with service counter (8 lineal feet); electronic access pass-thru gate; space design to be warm and welcoming with a small scale feel and natural lighting. 2. Provide automatic entry doors

DATA SHEET B.2

FACILITY:	Center 4 Life
ROOM NAME:	Social Space / Living Room
ROOM USE:	Reading; Book Club area; games; "cyber" café; conversation, etc.
ROOM AREA:	1,200 square feet
RELATIONSHIP:	Adjacent to Serving Area Lounge; Reception; Classrooms; Exterior covered area
ROOM OCCUPANCY:	35-40
NUMBER OF ROOMS:	1
EQUIPMENT:	"Cyber" café cart; computers; remainder to be determined
FINISHES:	<p>Walls: Dry wall / acoustical treatment</p> <p>Ceilings: Acoustical</p> <p>Floors: Carpeting; Vinyl tile wood planks</p> <p>Casework: N/A</p>
UTILITIES / SYSTEMS:	<p>HVAC: Yes</p> <p>Telephone: Voice/data outlets</p> <p>Electrical: 120 volt; fans; PA system</p> <p>Lighting: LED desirable; dimmable</p> <p>Plumbing: N/A</p>
FURNITURE:	Sofas; love seat; lounge chairs; high top tables (with charging stations); card tables; chairs; bookcases; "puzzle" table
REMARKS:	<ol style="list-style-type: none"> 1. This space needs to be divided into functional pods (i.e. "cyber" café; living room; card area, etc. 2. Create alcove for piano area. 3. Seating options <p>Space needs to create a relaxed environment relating to a home living area with warm colors, indirect lighting and finishes consistent with this type of environment.</p>

DATA SHEET B.3

FACILITY:	Center 4 Life
ROOM NAME:	Social Space Storage
ROOM USE:	Storing supplies, etc.
ROOM AREA:	150 square feet
RELATIONSHIP:	Social Space/Living Room and Reception/Counter Area
ROOM OCCUPANCY:	N/A
NUMBER OF ROOMS:	1
EQUIPMENT:	To be determined
FINISHES: Walls: Ceilings: Floors: Casework:	Dry wall Acoustical Tile Shelving
UTILITIES / SYSTEMS: HVAC: Telephone: Electrical: Lighting: Plumbing:	Yes Voice/data outlets 120 volt; outlets for public address and sound system related to Reception closet LED desirable N/A
FURNITURE:	N/A
REMARKS:	Area adjacent to Reception Area

DATA SHEET B.4

FACILITY:	Center 4 Life
ROOM NAME:	Social Space Serving Area Lounge
ROOM USE:	Coffee bar; snacks
ROOM AREA:	150 square feet
RELATIONSHIP:	Social Space/Living Room
ROOM OCCUPANCY:	Varies
NUMBER OF ROOMS:	1
EQUIPMENT:	Coffee maker; water cooler
FINISHES:	<p>Walls: Dry wall with sound treatment</p> <p>Ceilings: Acoustical</p> <p>Floors: Tile</p> <p>Casework: Counter top with base cabinet and upper cabinets; coffee bar</p>
UTILITIES / SYSTEMS:	<p>HVAC: Yes</p> <p>Telephone: Voice/data outlet</p> <p>Electrical: 120 volt; fan; PA system</p> <p>Lighting: LED desirable</p> <p>Plumbing: Large double sink (hot and cold water); water connection for coffee maker</p>
FURNITURE:	Stools for coffee bar; chalkboard wall
REMARKS:	<ol style="list-style-type: none"> 1. Outside access to covered outdoor 2. Space to be an alcove element of the Social Space/Living Room

DATA SHEET B.5

FACILITY:	Center 4 Life
ROOM NAME:	TV / Meeting Room
ROOM USE:	Television viewing and meetings
ROOM AREA:	200 square feet
RELATIONSHIP:	Adjacent to Social Space/Living Room
ROOM OCCUPANCY:	8-12
NUMBER OF ROOMS:	1
EQUIPMENT:	Flat screen TV; DVD player; etc.
FINISHES:	<p>Walls: Dry wall with acoustical treatment</p> <p>Ceilings: Acoustical</p> <p>Floors: Carpet / vinyl wood planks</p> <p>Casework: To be determined</p>
UTILITIES / SYSTEMS:	<p>HVAC: Yes</p> <p>Telephone: Voice/data outlets; cable TV connection</p> <p>Electrical: 120 volt; fans; PA system</p> <p>Lighting: LED desirable</p> <p>Plumbing: N/A</p>
FURNITURE:	Flexible table; chairs and lounge chairs
REMARKS:	Alcove with Visual connection into Social Space/Living Room. TV in cabinet or wall mount for when it is occasionally used.

DATA SHEET B.6

FACILITY:	Center 4 Life
ROOM NAME:	Multi-Purpose Classroom / Flexible Room / Wet Room
ROOM USE:	Meetings; speakers; panel discussions; other large group activities; inter-activity options; instruction/flexible technology capabilities for video conferencing; pot-luck dinners; bridge; dances; movies nights; card tournaments; health screening; etc.
ROOM AREA:	2,000 square feet (folding acoustical wall to divide room into 60 persons and 60 persons)
RELATIONSHIP:	Proximity to other Meeting Rooms; Staff/Meeting Space Serving Area; and Exterior Access
ROOM OCCUPANCY:	Maximum 120
NUMBER OF ROOMS:	1 Large (2 with dividing wall)
EQUIPMENT:	Motorized projection screen(s); 2 flat screen TVs; 2 overhead projectors (ceiling-mounted, retractable); audio system, PA/mixer with wireless microphones
FINISHES:	<p>Walls: Dry wall with acoustical treatment</p> <p>Ceilings: Acoustical (able to support track spot lighting and cameras (if required) and video equipment; high ceiling (minimum 12 feet)</p> <p>Floors: Carpet / vinyl wood planks</p> <p>Casework: Upper and lower cabinets on one wall</p>
UTILITIES / SYSTEMS:	<p>HVAC: Yes</p> <p>Telephone: 8 Voice/data outlets; cable TV connection</p> <p>Telecom/Electrical: Voice/Data jacks; fiber connectivity (for video in/out to control room or network); microphone jacks in both floor and wall in front; 1-3 microphone jacks on sides; 120 volt; closed circuit TV capability; microphone/speaker system; floor outlets for flexibility; PA system; fans</p> <p>Lighting: LED desirable; dimmer spot light bank</p> <p>Plumbing: Two (2) sinks at cabinet countertop</p>
FURNITURE:	Tables and chairs (stacking); meeting table; portable podium; table and chair carts
REMARKS:	Acoustical dividing wall with pass-thru door; when dividing wall is in place both rooms need to be accessible from hallway. This space to be appropriate for types of functions with flexible lighting and acoustics, as well as access to exterior and have adequate natural lighting

DATA SHEET B.7

FACILITY:	Center 4 Life
ROOM NAME:	Multi-Purpose Classroom Storage
ROOM USE:	Storage for chairs, tables, equipment, etc.
ROOM AREA:	200 square feet
RELATIONSHIP:	Adjacent to Multi-Purpose Classroom/Flexible Room
ROOM OCCUPANCY:	N/A
NUMBER OF ROOMS:	1
EQUIPMENT:	N/A
FINISHES: Walls: Ceilings: Floors: Casework:	Dry wall Drywall Tile N/A
UTILITIES / SYSTEMS: HVAC: Telephone: Electrical: Lighting: Plumbing:	Yes N/A 120 volt LED desirable N/A
FURNITURE:	Shelving
REMARKS:	

DATA SHEET B.8

FACILITY:	Center 4 Life
ROOM NAME:	Serving Area
ROOM USE:	Area for food warming
ROOM AREA:	240 square feet
RELATIONSHIP:	Adjacent to Multi-Purpose Classroom/Flexible Room and Main Hallway / Pass-Thru Window
ROOM OCCUPANCY:	2-3
NUMBER OF ROOMS:	1
EQUIPMENT:	Commercial refrigerator/freezer; microwave
FINISHES:	<p>Walls: Dry wall</p> <p>Ceilings: Acoustical</p> <p>Floors: Tile</p> <p>Casework: Built-in counter top with base cabinets and upper cabinets</p>
UTILITIES / SYSTEMS:	<p>HVAC: Yes</p> <p>Telephone: Voice/data outlets</p> <p>Electrical: 120 volt; fan; PA system</p> <p>Lighting: LED desirable</p> <p>Plumbing: Double sink (hot and cold water); water connection for coffee maker; and ice maker</p>
FURNITURE:	Small table or counter top and 4 chairs; refrigerator
REMARKS:	Access to Meeting Area with pass-thru window

DATA SHEET B.9

FACILITY:	Center 4 Life
ROOM NAME:	Fitness Room
ROOM USE:	Fitness and wellness classes; tai chi; pilates; yoga; aerobics; zumba; meditation, etc.
ROOM AREA:	2,100 square feet
RELATIONSHIP:	Near Restrooms
ROOM OCCUPANCY:	60
NUMBER OF ROOMS:	1
EQUIPMENT:	Fitness equipment; mats; video; flat screen TVs; audio sound system with wireless microphones
FINISHES:	<p>Walls: Dry wall; one to two walls shall be mirrored with ballet barre; others to have acoustical treatment</p> <p>Ceilings: Acoustical; minimum 12 feet high ceiling</p> <p>Floors: Cushioned wood flooring, rubber mats; etc.</p> <p>Casework: N/A</p>
UTILITIES / SYSTEMS:	<p>HVAC: Yes, ventilation</p> <p>Telephone: Voice/data outlets</p> <p>Electrical: 120 volt; PA system; fans</p> <p>Lighting: LED desirable with dimmer system</p> <p>Plumbing: Electric water cooler and ice station (see Remarks below)</p>
FURNITURE:	To be determined
REMARKS:	<p>This space should provide for appropriate exercises and activities, insure a safe environment and present a pleasing atmosphere, including extensive natural light. It should accommodate fitness equipment, as well as space for stretching; and multi-functional fitness. Access to exterior is required for connection to outdoor fitness classes.</p> <p>Adjacent to this space along the corridor, provide an ice and water station, recessed in an alcove.</p>

FACILITY:	Center 4 Life
ROOM NAME:	Fitness Storage
ROOM USE:	Storage for fitness equipment, sound system equipment, chairs, mats, etc.
ROOM AREA:	250 square feet
RELATIONSHIP:	Fitness Room
ROOM OCCUPANCY:	N/A
NUMBER OF ROOMS:	1
EQUIPMENT:	To be determined
FINISHES:	<p>Walls: Dry wall</p> <p>Ceilings: Drywall/acoustical</p> <p>Floors: Tile</p> <p>Casework: Upper and lower cabinets on 1 wall</p>
UTILITIES / SYSTEMS:	<p>HVAC: Yes</p> <p>Telephone: N/A</p> <p>Electrical: 120 volt; sound system equipment</p> <p>Lighting: LED desirable</p> <p>Plumbing: N/A</p>
FURNITURE:	To be determined
REMARKS:	

FACILITY:	Center 4 Life
ROOM NAME:	Technology Room / Lab
ROOM USE:	Technology related classes; social media; computers; e-mail; i-phone; i-pad
ROOM AREA:	400 square feet
RELATIONSHIP:	Near other meeting spaces and Social Space/Living Room
ROOM OCCUPANCY:	16
NUMBER OF ROOMS:	1
EQUIPMENT:	computers and printers; motorized projector screen; ceiling-mounted projector (retractable)
FINISHES:	<p>Walls: Dry wall</p> <p>Ceilings: Acoustical</p> <p>Floors: Vinyl tile wood planks</p> <p>Casework: Counter top with lower and upper cabinets for equipment and miscellaneous storage along one wall</p>
UTILITIES / SYSTEMS:	<p>HVAC: Yes</p> <p>Telephone: Voice/data outlets for 16 stations</p> <p>Electrical: 120 volt; fans; PA system</p> <p>Lighting: LED desirable</p> <p>Plumbing: N/A</p>
FURNITURE:	Marker boards; computer tables; chairs for 16; instructor workstation
REMARKS:	

DATA SHEET B.12

FACILITY:	Center 4 Life
ROOM NAME:	Program Administrator Office / Meeting
ROOM USE:	Administrative work and meeting space with staff / volunteers
ROOM AREA:	125 square feet
RELATIONSHIP:	Proximity to Reception and Social Space/Living Room
ROOM OCCUPANCY:	1
NUMBER OF ROOMS:	1
EQUIPMENT:	Computer; printer
FINISHES:	<p>Walls: Dry wall</p> <p>Ceilings: Acoustical</p> <p>Floors: To be determined</p> <p>Casework: Bookcase</p>
UTILITIES / SYSTEMS:	<p>HVAC: Yes</p> <p>Telephone: Voice/data outlets; TV cabling</p> <p>Electrical: 120 volt; fan; PA system</p> <p>Lighting: LED desirable</p> <p>Plumbing: N/A</p>
FURNITURE:	Desk; desk chair; credenza; file units
REMARKS:	This space to have natural lighting and glass walls for visibility into reception and social space. View of front entrance

DATA SHEET B.13

FACILITY:	Center 4 Life
ROOM NAME:	Office / Health Screenings
ROOM USE:	Administrative work space and health screening related to wellness, nutrition, etc.
ROOM AREA:	150 square feet
RELATIONSHIP:	Adjacent to Program Administrator Office
ROOM OCCUPANCY:	1-6
NUMBER OF ROOMS:	1
EQUIPMENT:	Computer; printer
FINISHES: Walls: Ceilings: Floors: Casework:	Dry wall Acoustical To be determined N/A
UTILITIES / SYSTEMS: HVAC: Telephone: Electrical: Lighting: Plumbing:	Yes Voice/data outlets / TV cabling 120 volt; fan; PA system LED desirable N/A
FURNITURE:	Modular furniture with work surfaces and file units; desk chair; round table; 6 guest chairs
REMARKS:	This space to have glass walls for visibility into Reception and Social space

FACILITY:	Center 4 Life
ROOM NAME:	Workroom
ROOM USE:	Work space for staff and volunteers.
ROOM AREA:	200 square feet
RELATIONSHIP:	Proximity to Reception / Office
ROOM OCCUPANCY:	8
NUMBER OF ROOMS:	1
EQUIPMENT:	Computers; printers; copier
FINISHES: Walls: Ceilings: Floors: Casework:	Dry wall Acoustical To be determined N/A
UTILITIES / SYSTEMS: HVAC: Telephone: Electrical: Lighting: Plumbing:	Yes 8 Voice/data outlets; TV cabling 120 volt; fan; PA system LED desirable N/A
FURNITURE:	Modular furniture with work surfaces and file units; 8 chairs; 1 large table
REMARKS:	

FACILITY:	Center 4 Life
ROOM NAME:	Small Meeting
ROOM USE:	Conference Room, general meetings, committees and planning groups
ROOM AREA:	250 square feet
RELATIONSHIP:	Proximity to Reception / Office
ROOM OCCUPANCY:	12
NUMBER OF ROOMS:	1
EQUIPMENT:	To be determined
FINISHES: Walls: Ceilings: Floors: Casework:	Dry wall Acoustical To be determined N/A
UTILITIES / SYSTEMS: HVAC: Telephone: Electrical: Lighting: Plumbing:	Yes 4 Voice/data outlets; TV cabling 120 volt; fan; PA system LED desirable N/A
FURNITURE:	Modular tables; 12 guest chairs; current standard for best available technology
REMARKS:	Room to have natural lighting

FACILITY:	Center 4 Life
ROOM NAME:	Women Restrooms
ROOM USE:	Toilet facilities
ROOM AREA:	250 square feet
RELATIONSHIP:	Central to main Meeting and Fitness Spaces
ROOM OCCUPANCY:	Five water closets and two handicap stalls
NUMBER OF ROOMS:	1
EQUIPMENT:	N/A
FINISHES: Walls: Ceilings: Floors: Casework:	Tile Drywall (moisture resistant) Tile N/A
UTILITIES / SYSTEMS: HVAC: Telephone: Electrical: Lighting: Plumbing:	Yes, ventilation N/A 120 volt; hand dryer; PA system LED desirable (moisture resistant) Sinks, water closets, drains
FURNITURE:	Mirrors;;hand dryers; paper tower dispenser
REMARKS:	

FACILITY:	Center 4 Life
ROOM NAME:	Men Restrooms
ROOM USE:	Toilet facilities
ROOM AREA:	250 square feet
RELATIONSHIP:	Central to Meeting and Fitness spaces
ROOM OCCUPANCY:	Two urinals; two water closets; two handicap stalls
NUMBER OF ROOMS:	1
EQUIPMENT:	N/A
FINISHES: Walls: Ceilings: Floors: Casework:	Tile Drywall (moisture resistant) Tile N/A
UTILITIES / SYSTEMS: HVAC: Telephone: Electrical: Lighting: Plumbing:	Yes, ventilation N/A 120 volt; hand dryer; PA system LED desirable (moisture resistant) Sinks, water closets, drains
FURNITURE:	Mirrors; hand dryers
REMARKS:	

FACILITY:	Center 4 Life
ROOM NAME:	Companion Restrooms with Shower
ROOM USE:	Toilet facilities and shower
ROOM AREA:	90 square feet
RELATIONSHIP:	Central to main Meeting and Fitness spaces
ROOM OCCUPANCY:	1-2
NUMBER OF ROOMS:	1
EQUIPMENT:	N/A
FINISHES: Walls: Ceilings: Floors: Casework:	Tile Drywall (moisture resistant) Tile N/A
UTILITIES / SYSTEMS: HVAC: Telephone: Electrical: Lighting: Plumbing:	Yes, ventilation N/A 120 volt; hand dryer LED desirable (moisture resistant) Sink, water closet, 1 shower stall; drains
FURNITURE:	Mirror; hand dryers; paper tower dispenser
REMARKS:	

DATA SHEET B.19

FACILITY:	Center 4 Life
ROOM NAME:	Unisex Restrooms
ROOM USE:	Toilet facilities
ROOM AREA:	80 square feet (2 @ 40 square feet)
RELATIONSHIP:	Adjacent to Social Space/Living Room
ROOM OCCUPANCY:	1 per room
NUMBER OF ROOMS:	2
EQUIPMENT:	N/A
FINISHES: Walls: Ceilings: Floors: Casework:	Tile Drywall (moisture resistant) Tile N/A
UTILITIES / SYSTEMS: HVAC: Telephone: Electrical: Lighting: Plumbing:	Yes, ventilation N/A 120 volt; hand dryer LED desirable (moisture resistant) Sink, water closet,
FURNITURE:	Mirror; hand dryers; paper tower dispenser
REMARKS:	

DATA SHEET B.20

FACILITY:	Center 4 Life
ROOM NAME:	Exterior Storage (attached to building)
ROOM USE:	Storage for outdoor equipment including tables, chairs, umbrellas, outdoor activities, kayaks, life vests, miscellaneous equipment, etc.
ROOM AREA:	500 square feet
RELATIONSHIP:	Exterior and interiors access to covered outdoor area
ROOM OCCUPANCY:	N/A
NUMBER OF ROOMS:	1
EQUIPMENT:	N/A
FINISHES:	<p>Walls: Masonry</p> <p>Ceilings: Drywall (moisture resistant)</p> <p>Floors: Concrete</p> <p>Casework: None</p>
UTILITIES / SYSTEMS:	<p>HVAC: To be determined</p> <p>Telephone: N/A</p> <p>Electrical: 120 volt</p> <p>Lighting: LED desirable</p> <p>Plumbing: Mop sink (hot and cold water)</p>
FURNITURE:	Shelving on one wall
REMARKS:	Provide outdoor water cooler outside this space under covered patio

DATA SHEET S.1

FACILITY:	Center 4 Life
ROOM NAME:	Covered Outdoor Area
ROOM USE:	Socializing; playing games; dinners, etc.
ROOM AREA:	1,000 square feet
RELATIONSHIP:	Social Spaces/Living Room, Meeting Rooms
SPACE OCCUPANCY:	40-60
NUMBER OF ROOMS:	1
EQUIPMENT:	Wireless speaker system; remainder to be determined
FINISHES:	<p>Walls: N/A</p> <p>Ceilings: To be determined</p> <p>Floors: To be determined</p> <p>Casework: To be determined</p>
UTILITIES / SYSTEMS:	<p>HVAC: N/A</p> <p>Telephone: 2 Voice/data outlets; TV cabling</p> <p>Electrical: 120 volt; fans; PA and speaker system</p> <p>Lighting: LED desirable</p> <p>Plumbing: Water cooler</p>
FURNITURE:	Tables and chairs
REMARKS:	This covered outdoor area is intended to be part of the building and would be accessed by various spaces including Social Space/Living Room and Meeting Rooms, etc.

DATA SHEET S.2

FACILITY:	Center 4 Life
ROOM NAME:	Active Outdoor Area
ROOM USE:	Socials; fitness; games; walks; shuffle board; bocce ball; etc.
ROOM AREA:	8,000 square feet
RELATIONSHIP:	Extension of Covered Outdoor Area
OCCUPANCY:	120
NUMBER OF ROOMS:	Space designed with different activities (i.e. walking trail, exercise stations)
EQUIPMENT:	To be determined
FINISHES: Walls: Ceilings: Floors: Casework:	N/A N/A N/A N/A
UTILITIES / SYSTEMS: HVAC: Telephone: Electrical: Lighting: Plumbing:	N/A N/A 120 volt To be determined Water fountain
FURNITURE:	Outdoor exercise fitness equipment; conditioning equipment; games;, etc.
REMARKS:	This is an open green space with shaded and unshaded areas for a variety of activities and games, using native vegetation

DATA SHEET S.3

FACILITY:	Center 4 Life
ROOM NAME:	Passive Outdoor Area
ROOM USE:	Picnics; dinners, meditation
ROOM AREA:	6,000 square feet
RELATIONSHIP:	Active Outdoor Area
OCCUPANCY:	80
NUMBER OF ROOMS:	Space designed with different activities (i.e. walking trail, picnics; meditation)
EQUIPMENT:	To be determined
FINISHES: Walls: Ceilings: Floors: Casework:	N/A N/A N/A N/A
UTILITIES / SYSTEMS: HVAC: Telephone: Electrical: Lighting: Plumbing:	N/A N/A 120 volt To be determined Water fountain
FURNITURE:	Outdoor exercise equipment; games;, etc.
REMARKS:	This is an open green space with shaded and unshaded areas for a variety of activities and games, using native vegetation

DATA SHEET S.4

FACILITY:	Center 4 Life
ROOM NAME:	Parking / Driveways
ROOM USE:	Parking and Site Access
ROOM AREA:	110,000 square feet
RELATIONSHIP:	Adjacent to facility
OCCUPANCY:	220 parking spaces
NUMBER OF ROOMS:	N/A
EQUIPMENT:	N/A
FINISHES:	N/A
UTILITIES / SYSTEMS:	
HVAC:	N/A
Telephone:	N/A
Electrical:	N/A
Lighting:	To be determined
Plumbing:	N/A
FURNITURE:	N/A
REMARKS:	Parking layout to include code required islands with appropriate natural vegetation. Parking spaces to be shell with drive aisles and handicap parking to be impervious surfaces.

DATA SHEET S.5

FACILITY:	Center 4 Life
ROOM NAME:	Walks, Landscaping Around Building, Miscellaneous
ROOM USE:	Area to buffer building from parking areas
ROOM AREA:	12,000 square feet
RELATIONSHIP:	Adjacent to building
ROOM OCCUPANCY:	N/A
NUMBER OF ROOMS:	N/A
EQUIPMENT:	N/A
FINISHES:	N/A
UTILITIES / SYSTEMS:	
HVAC:	N/A
Telephone:	N/A
Electrical:	120 volt
Lighting:	To be determined
Plumbing:	Water faucets
FURNITURE:	Benches
REMARKS:	Hard surface to be impervious with landscaping to be native vegetation. Provide flag pole area and area for bicycle racks.

DATA SHEET S.6

FACILITY:	Center 4 Life
ROOM NAME:	Property Buffers
ROOM USE:	Green and tree area to buffer areas where facility might be near neighboring areas
ROOM AREA:	25,000 square feet
RELATIONSHIP:	Adjacent land areas
ROOM OCCUPANCY:	N/A
NUMBER OF ROOMS:	N/A
EQUIPMENT:	N/A
FINISHES:	N/A
UTILITIES / SYSTEMS:	
HVAC:	N/A
Telephone:	N/A
Electrical:	N/A
Lighting:	To be determined
Plumbing:	
FURNITURE:	N/A
REMARKS:	This is an open green space with vegetation

DATA SHEET S.7

FACILITY:	Center 4 Life
ROOM NAME:	Retention / Detention Areas
ROOM USE:	Site water run-off retention/detention
ROOM AREA:	45,000 square feet
RELATIONSHIP:	Perimeter of site in direction of drainage outfall
ROOM OCCUPANCY:	N/A
NUMBER OF ROOMS:	N/A
EQUIPMENT:	N/A
FINISHES:	N/A
UTILITIES / SYSTEMS:	As per code
FURNITURE:	N/A
REMARKS:	This is an open green space with efforts to design a dry pond system

V. APPENDIX

**CENTER 4 LIFE
SPACE NEEDS ANALYSIS**

A. SPACE DESCRIPTION FORM / EXAMPLE

The following “Space Description Form” / Program Development Process used to develop each space need and function for each Center 4 Life needed space(s).

This **Appendix A** includes a blank form used to interview staff and volunteers (Board).

FUNCTION CONSIDERATIONS

A. SPACE FUNCTION CONSIDERATIONS:

When reviewing space needs, building users are to consider the following, in order to maximize efficiency, security and access:

1. Visitors / Customers:
 - a. Main “entry” philosophy, where visitor is received with meeting at main reception area.
 - b. Office “setting” philosophy; where visitor is escorted to the individual office.
2. Administrative Staff Concepts / Options:
 - a. Concentrated
 - b. Distributed
 - c. Shared
3. Sharing of Space: Users need to review needs and consider sharing of space and flexibility with part-time staff. Review paper flow; maximize on-site filing duplication; maximize outside/remote storage on rarely used/periodically accessed files.
4. Multi-Use Spaces:
 - a. Flexible spaces that meet program needs and fulfill the current needs and allow for future flexibility in developing programs.
5. Specialty Spaces:
 - a. Spaces used for specific purpose needed to fulfill current and proposed.
 - b. Include exterior spaces for relaxation/programs.
6. Consider Future Space Needs/Growth.

Note: General Utility Spaces will be incorporated into building (i.e. closets, restrooms, mechanical and electrical rooms, hallways and the like).

DEPARTMENT: _____

ROOM NAME: _____

ROOM USE / DESCRIPTION OF ACTIVITIES: _____

A. GENERAL

1. Occupancy (Will space have multiple use? Describe): _____

2. Net Square Feet (if known): _____
3. Number of Occupants (maximum): _____
4. Room Adjacencies: _____
5. Relationship to Exterior Spaces: _____

B. EQUIPMENT

1. Filing/Storage Cabinets:
Quantity: _____ Size: _____
2. Copiers:
Quantity: _____ Size: _____
3. Computers/Printers:
Quantity: _____ Size: _____
4. Tackboards/Bulletin Boards: Quantity
Tackboard/Bulletin Board _____
Marker Board _____
Audio/Video Screen _____
5. Special Equipment/Miscellaneous:
Refrigerator _____
Microwave _____
Other (Specify) _____

C. SYSTEMS

1. Flourescent Lighting: _____
2. Specialty Lighting: _____
3. Special Mechanical Exhaust (i.e. cooking): _____
4. Sink(s): _____
5. Other (i.e. Kiln): _____

D. FINISHES

1. Floors Materials based on function; i.e. wood): _____

2. Walls: _____
3. Ceilings (i.e. height limitations; type for sound): _____

E. FURNITURE

1. Type(s) Needed (i.e. tables, desk, chairs): _____



City of Sanibel

Center 4 Life SPACE NEEDS STUDY

SPACE ANALYSIS REVIEW

- Interviewed City Council
- Interviewed Island Seniors, Inc. Board Members
- Interviewed City of Sanibel Staff
- Reviewed Commercial Redevelopment Study
- Reviewed End of Year Comparisons
- Strengths, Weaknesses, and Opportunities Analysis

CENTER 4 LIFE vision is to continually enhance the social, physical and mental health to meet the needs of the segment of the population.

ANALYSIS OF NEEDS

STRENGTHS

- Balanced approach for social, health and mental enrichment
- Serves a unique population
- Program based structure
- Welcoming attitude
- Volunteer base
- Central location / accessible
- Affordable

WEAKNESSES

- Outdated / inadequate facilities
- Space efficiency
- Storage
- Parking
- Building systems
- Outdoor activity areas
- Lack of space
- Citizens denied opportunities for participation

ANALYSIS OF NEEDS

OPPORTUNITIES

- Target population of 65 years of age and above is rapidly increasing
- Improve flexibility for space
- Increase spaces for program variety
- Enhance welcoming environment
- Improve natural lighting and quality of spaces
- Engage in changing technology
- Sustainable and efficient facility
- Increase outdoor activities
- Expand enrichment for social, health and mental opportunities

Population Findings

- Sanibel is getting older
 - Median Age increased from 60.5 in 2000 to 65 in 2010
 - Fastest growing age groups from 2000 to 2010 were 65-84 and 85 up
 - The 65 years and over age group grew by 33%
 - Over 65 years population was 40% of total in 2000, was 50% of total in 2010
 - All age groups under 55 years old declined by a total of 24%
 - Under 18 population declined by 16%
 - In comparison: Captiva became younger by a year (58 to 57); Iona became older (59.4 to 63.3)
- Iona saw a 25% increase in population between 2000 and 2010

END OF YEAR COMPARISON (2004 vs 2012)

CENTER 4 LIFE FACILITY End Of Year Comparison

	2004	2012
Members	573	712
Activity	2004	2012
Aerobics	3,989	6,814
Line dance	467	0
Yoga	124	2,165
Pilates	72	0
Kayaking	178	460
Bridge	744	1,552
Mahjongg	223	514
Computer	49	48
Theater	205	452
Trips	106	248
Waist Management	92	0
Potlucks	334	188
Luncheons	112	93
Seminars	109	190
Book group	0	107
Baseball	0	80
Charity Bridge Tournament	0	48
Annual Meeting	0	52
Watercolor	0	92
Volunteer Appreciation	0	42

TOTAL

6,804

13,145

COMPARISON SPACE NEEDS TABLE - BUILDING

	BUILDING SPACES	Approximate Existing Net Sq. Ft.	Existing Occupants/ Capacity	Proposed Occupants / Capacity	Projected Net Sq. Ft. (Note 1)
B.1	Reception / Counter Area	part of 2 below		4	250
B.2	Social Space / Living Room	915	20-25	35-40	1,200
B.3	Social Space Storage	n/a	---	n/a	120
B.4	Social Space Serving Area Lounge	part of 3 above	---	5	120
B.5	TV / Meeting	part of 3 above	---	10	200
B.6	Multi-Purpose Classroom / Flexible Room	385	16	120	2,000
B.7	Multi-Purpose Classroom Storage	---	---	n/a	200
B.8	Serving Area	70	2	2-4	240
B.9	Fitness Room	1,325	40	60	2,100
B.10	Fitness Room Storage	---	---	n/a	250
B.11	Technology Room / Lab	295	14	16	400
B.12	Program Administrator Office / Meeting	230	1-4	1-6	200
B.13	Office / Counseling Meeting	---	n/a	1-6	150
B.14	Workroom	95	2	8	200
B.15	Small Meeting Room	---	---	12	250
B.16	Women Restrooms	110	---	per code	200
B.17	Men Restrooms	75	---	per code	200
B.18	Companion Restroom with Shower	55	n/a	1-2	90
B.19	Unisex Restrooms	---	---	1 each	80 (2 @ 40)
B.20	Exterior Storage (attached to building)	---	---	n/a	500
	TOTAL BUILDING NET SQUARE FEET	3,555			8,950

Note 1:
Net square feet does not include circulation, mechanical, electrical, janitor or wall structure

COMPARISON SPACE NEEDS TABLE - SITE

	SITE	Approximate Existing Square Feet	Proposed Occupants / Capacity	Projected Space Need Square Feet
S.1	Covered Outdoor Area	---	40	1,000
S.2	Active Outdoor Activity	limited	120	8,000
S.3	Passive Outdoor Activity	limited	80	6,000
S.4	Parking / Driveways	22,000	220 spaces	110,000
S.5	Walks / Landscaping Around Building / Miscellaneous	limited	n/a	12,000
S.6	Property Buffers	limited	n/a	25,000
S.7	Retention / Detention Area	---	n/a	45,000
	TOTAL SQUARE FEET			207,000
	TOTAL ACRES			5

FACILITY REQUIREMENTS

- Functional and flexible
- Aesthetics, meet City of Sanibel design standards
- Efficient operation and maintenance, long term
- Orientation and configuration, site relationship
- Sustainable and energy conservation
- Green spaces and parking