



RUSH COUNTY COMMUNITY CENTER

Rush County Community Foundation

03.10.2020

project GOALS

- Design purposeful spaces that encourage new synergies, allowing residents to come together, connect, and grow - ultimately creating a deeper sense of community and quality of life.
- Create LIFE AFFIRMING SPACES that bring dignity and pride to every part of the Community Center.
- RE-INVENTION of a blighted property with a broad range of community activities in one place.
- Under one roof provide programs that offer opportunities for personal change and individual growth for all generations.
- Create an opportunity to support neighboring communities.

DRAFT PROGRAM

Department	Base Building	Addition	Site Amenities
1- Common Space	8,226 SF		
2-Library	8,256 SF		
3-YMCA Daycare	7,392 SF		2,400 SF
4-YMCA Fitness Center	18,255 SF	8,000 SF	
5- YMCA Pool		10,206 SF	
6- Government Agencies	2,660 SF		
7 - Food Pantry	3,305 SF		
Subtotal	Net Building 48,094 SF	18,206 SF	
	Net Site		2,400 SF
Grossing Factor Applied	1.2	1.2	
Circulation/ Mechanical Area (Grossing)	9,619 SF	3,641 SF	
Total Gross Square Footage	57,713 SF	21,847 SF	
Total Square Footage		79,560 SF	



Common Space & Building Support

RCC Program Requirements
GBBN Project #
03/12/2020

Function

Main arrival space into building. All guest arrive to building through this primary access point. Guest experience should be paramount in this area of the building.

Adjacencies

Provide circulation flow and access to all major amenities of building. Space should allow for intuitive wayfinding

Base Building					
Space Description	Qty Total	Square Footage	Cumulative SF	Adjacency/Location Requirements	Additional Notes
Lobby Area	1	4000	4,000	Primary main entry	Welcoming warm feel incredibly important to convey. Acoustics and light are critical components. Consider music and sound to add to welcome feel.
Welcome Desk	1	200	200	In entry lobby	Greeter desk for two staff with computers and check-in capabilities. Minimal storage under desk for staff personal items, and supplies. Security requirements need defined
Hospitality Closet	1	150	150	Behind Welcome desk	Space to store mobile coat racks, lost and found, minimal first aid etc.
Meeting Rooms	3	150	450		4-6 people
Large Meeting Room	1	775	775		30 people
Public Restrooms	1	300	300		***placeholder - size per code**** Approximately 8 ppl
Public Restrooms	1	300	300		***placeholder - size per code **** Approximately 8 fixtures
Family Restrooms	2	90	180		
Janitorial	1	100	100		
Receiving Dock- interior staging	1	400	400	Adjacent to storage areas for library and pantry	Easy access for supplies and deliveries to come into building, access to trash/ recycling. Allow for staging. Full climate control not required.

Total Area SF 6,855

Departmental Grossing Factor 1.2 8,226



Library

RCC Program Requirements
GBBN Project #
3/12/2020

Department Function

Department Adjacencies

Base Building					
Space Description	Qty Total	Square Footage	Cumulative SF	Adjacency/Location Requirements	Additional Notes
Adult Collections	1	1665	1665		
Adult Reading/Study	1	1465	1465		
Young Adult Collections	1	400	400		
Young Adult Reading/Study/Makerspace	1	630	630		
Children Collections	1	1150	1150		
Children Reading/Study	1	280	280		
(Meeting Rooms)			0		(Accommodated in Common Space)
Customer Service	1	390	390		
Staff Support	1	900	900		
Total Area SF			6,880		
Departmental Grossing Factor	1.2		8,256		





YMCA Daycare

RCC Program Requirements
GBBN Project #
3/12/2020

Department Function

5 rooms of children from infant to 4 yrs. of age. Licensing and regulation requirements apply. Review area plans and features are compliant throughout project. Provide secure perimeter around this area.

Department Adjacencies

Need easy access to nearly all building program areas except for administrative areas. Dance studio, Senior Program, Outdoor play area, pickup and drop-off. Use Aquatics for swim lessons 1x/week during school year and everyday in the summer. Proximity to food service.

Base Building					
Space Description	Qty Total	Square Footage	Cumulative SF	Adjacency/Location Requirements	Additional Notes
Infant Classroom (12/class)	1	480	480	35 sf free area/ child	Generally follow requirements below, but include cribs meeting 16 CFR compliance. And evacuation cribs for 4 infants. Include scooter and stroller parking
Toddler Classroom (12/class)	1	480	480	35 sf free area/ child	Follow all IN state requirements for fit out of rooms. Should have a durable resilient floor with a soft seating gathering area. Child size tables and chairs. Portion of sinks, bubblers, and counters should be at child height. Access to natural light. Portion of sinks and counters at adult height. locking storage cabinets for supplies, and cot storage in each room. Individual HVAC control & ceiling fans desired. Refrigerator in each classroom and storage cabinets for snacks. One way observation window from hallway. "locker" cubbies just outside classrooms.
Two Year Old Classroom (12/ class)	1	480	480	35 sf free area/ child	
Three Year Old Classroom (12/ class)	1	480	480	35 sf free area/ child	
Four Year Old Classroom (12/ class)	1	480	480	35 sf free area/ child	
Gathering Space	1	2100	2100	35 sf free area/ child	Multipurpose soace for meal, indoor play, activities and group gathering.
Classroom Restroom	5	64	320	Adjacent to each classroom	Include a changing table in each room. Child height toilet, sink, and accessories.
Teacher Work Room & Break Room	1	180	180	Adjacent to Office area	Include a work area with computers, printers, laminator, and counter space for lesson prep/planning. Staff mailboxes for up to 20. Storage cabinets for shared supplies, tables and chairs for meeting. Include separate kitchenette with refrigerators, microwaves and sinks for staff usage
Teacher Restroom	2	60	120	Adjacent to Workroom	(2) unisex HC accessible restrooms
Shower	1	60	60	Adjacent to Laundry	Shower area to rinse down children who have had accidents. Verify requirements with IN standards
Laundry	1	80	80	Adjacent to Shower	Washer/dryer- residential stackable style is sufficient. Laundry supply storage, and additional clothing storage. Include basin sink
Secure Arrival Lobby	1	400	400	Foyer Entry, Staff offices adjacent, corridor to classrooms	Vestibule access into lobby must have keypad or scan card entry, with release from reception for visitors.
Reception	1	100	100	Arrival Area off of Lobby	Workstation for future receptionist, intercom system installed to reach all classrooms.
Childcare Director	1	120	120	Off of Reception	Space for meeting with parents in office
Public Restroom	2	65	130	Off Circulation corridor	4 fixture (2 WC & 2 lav) restrooms for public utilization within secure perimeter
Storage	1	150	150	Off staff breakroom	General storage room- wall shelving open floor area
Central Corridor	Counted in Grossing Factor				Include water fountains throughout, cameras in hallways, storage cubbies
Total Area SF			6,160		
Departmental Grossing Factor			1.2	7,392	



YMCA Fitness Center

RCC Program Requirements
GBBN Project #14125.01
3/12/2020

Department Function

Traditional Recreation/Fitness Facility offering open recreation, walking/running tracks, cardio equipment, circuit and free weights. Offer extensive group fitness classes serving general public and Senior services programs. Expanding into functional fitness offering especially with personal training. Offer personal training services, as well as physical and massage therapy.

Department Adjacencies

Would like to have welcome desk as single access point to fitness facility including aquatics. Set up the locker rooms to access both the pool and fitness area, and have circulation back and forth for those wanting to use both methods for exercise.

Base Building					
Space Description	Qty Total	Square Footage	Cumulative SF	Adjacency/Location Requirements	Additional Notes
1/8th Mile Walking Track	1	6,000	6,000	Within Gym or near fitness center. Elevated over gyms and around exercise rooms or open fitness	
Open Fitness area	1	3,000	3,000		Includes Free Weights, Weight Circuit and Cardio equipment.
Group Fitness Class Room (sf includes 200 sf storage area)	1	1,200	1,200	Place these to have possible access by ELC and camps when not used for classes.	Have storage area included in each room. Mirrors on walls, rubberized flooring in 2 rooms, and a wooden dance floor in 3rd. Include AV system. Viewing in to show off class offerings.
Spinning Cycle Room	1	650	650	Current room size is working well	
Functional Fitness/CrossFit area	1	600	600	In alcove off of Gym, connection to exterior "yard"	Ropes, sleds, tires, etc. used. Astroturf flooring
Basketball Courts	0	8,000	-	Could be one large open gym or subdivided into two physical spaces.	Acoustics are hugely important, spaces need to be subdivideable, and wide enough to hold basketball across the spaces as well. Need to divide into Pickleball and Volleyball courts. Moveable Bleachers
Half Court	0	4,000	-	May not have to be in contiguous fitness area	Focus this gym for use by childcare for gross motor skills, play space for community
Gym & Equipment Storage	1	400	400	Additional Storage Captured in sports leagues and camp	Storage rooms for equipment and supplies including the birthday bounce house
Physical Therapy Suite	1	400	400	In wellness and fitness area- off of lobby? Access to open fitness area to use equipment	Room with stretching beds x 2, countertop, sink, overhead cabinets, mirrored walls, dividable with curtain, wall storage for equipment, small office work area for staff
Staff Room	1	150	150	Adjacent to open fitness area and welcome desk, access to locker rooms or restrooms	Lockers for trainers and staff, kitchenette, table/chairs, a few lounge pieces, timeclock?, over 45 staff work in this area.
Trainers Meeting Room	1	100	100	Accessible to fitness floor and staff room, free access for personal training clients	Include scales, and place to keep and chart logs, tables and chairs to meet at, storage cabinets for equipment
Fitness Storage	1	150	150	Near offices and staff spaces	Wall shelving - storage of promotional materials, collateral, t-shirts etc.
Staff Offices	2	100	200	Near staff spaces and front desk	Offices for director and fitness programs lead
ProShop	1	75	75	Near check-in desk; aquatics and general fitness	Small display area & Vending Machines; POS can be in check in desk.



YMCA Fitness Center

RCC Program Requirements
GBBN Project #14125.01
3/12/2020

Welcome/Check-in Desk	Included in Lobby Below			Ideally would like to have single access point for Aquatics and Fitness center	Space for two staff at standing stations, include towel storage behind desk, include additional storage for packets/tickets etc.
Fitness Lobby	1	500	500	Open area to facilitate flow of guests and families to access fitness and aquatics area	Accommodate approx. 400 people through per hour at peak times (swim meet + peak fitness center usage)
Drop in Lockers	2	15	30	Area near check in desk and open fitness floor for small personal storage lockers	For members that do not require the locker room, but need personal storage- quarter size lockers 20 units?
Laundry Room/Linen storage	1	100	100	Concealed behind check-in desk	Towels can be stored in display behind desk. Currently have one washer and dryer unit. Need space for towel returns and hampers
Whirlpools	Counted in Aquatics			Currently planning on pool deck	
Women's and Men's Locker Rooms	2	2,000	4,000	Includes Steam Room and Sauna in each	Equal quantity facilities for lockers, lounge areas, shower, toilets, changing areas. SF allocation based off of rule of thumb that lockers should be Approx. 15% of fitness center area
Children's Changing/Locker Rooms	Use Family facilities (see below)				
Family Locker/Changing Rooms	Counted in Aquatics				
General Public Restrooms	2	350	700	Separate restrooms not integrated in locker rooms that could be used for recreation & aquatics spectators and staff	Assume a minimum of 5 WC and 4 Lavs in each

Total Area SF		18,255
Departmental Grossing Factor	1.1	20,081





YMCA Pool

RCC Program Requirements
GBBN Project #
3/12/2020



Food Pantry

RCC Program Requirements
GBBN Project #
3/12/2020



Government Offices

Louisville JCC Program Requirements
GBBN Project #
3/12/2020

Department Function

Department Adjacencies

Base Building					
Space Description	Qty Total	Square Footage	Cumulative SF	Adjacency/Location Requirements	Additional Notes
Whirlpool (on pool deck)	1	250	250		
Guard Break Room/First Aid	1	120	120	Possibility to combo with outdoor pool	Include staff check-in, personal storage, small kitchenette, and tables and chairs
Filter/Pump Room/Chemical Storage	1	500	500	Possibility to combo with outdoor pool	Provide shelving, caged storage for chemicals.
Pool support System Space	1	500	500	Verify with Pool Type selection	Placeholder until pool equipment selection finalized
Locker Rooms- Men and Womens	Counted in Fitness			Sauna and Steam rooms included in locker rooms	
Family Changing Rooms	4	200	800	Consider a Wet vestibule with access to Fitness check in and indoor pool deck. Recommend 1 per 3800sf of aquatics area min.	Include oversized and standard lockers and benches in the wet vestibules and cabanas off of the vestibule. Min. req. in each room is toilet, sink, shower, bench, shelf and hooks, baby changing, 1 should include adult changing station and handicap toilet and shower. Rooms are approx 80-100sf each plus wet vestibule
Check-in desk	Counted in Fitness			Enter Fitness Lobby- choice of access to pool or access to locker rooms	
Pro-Shop	Counted in Fitness				Include shelving for forgotten swim equipment- goggles and caps
Equipment Storage	1	400	400	Off pool deck	Include wall shelving for equipment and supplied, and floor space. Include rolls for land lines
Pool Staff Office- 2 person shared	2	75	150	Adjacent to Staff break area. Sight lines or viewing to pool deck preferred	Shared office space for full time staff.
REC POOL with lap lanes	1	10,000	10,000	Final pool sizing to be determined. Using 12,000 GSF as current placeholder	General depth and temperature for aeobics. Belt to Chest depth[3'-4' F] . 86F. Pool size includes deck space. Accomodates 6 lap lanes.
Total Area SF			12,720		
Departmental Grossing Factor		1.05	13,356		

Department Function

Department Adjacencies

Base Building					
Space Description	Qty Total	Square Footage	Cumulative SF	Adjacency/Location Requirements	Additional Notes
Entry	1	125	125		
Pantry	1	1200	1200		
Storage/Sorting/Receiving	1	1200	1200		
Kitchen	1	400	400		
Kitchen Storage	1	80	80		
Walk-in-Freezer	1	150	150		
Walk-in-Refrigerator	1	150	150		
Total Net SF			3,305		
Departmental Grossing		1.2	3,966		

Department Function

Department Adjacencies

Base Building					
Space Description	Qty Total	Square Footage	Cumulative SF	Adjacency/Location Requirements	Additional Notes
Individual Offices	8	200	1600		How many employees per organization and how can we group?
Meeting Room	2	150	300		4-6 people
Total Area SF			1,900		
Departmental Grossing Factor		1.4	2,660		

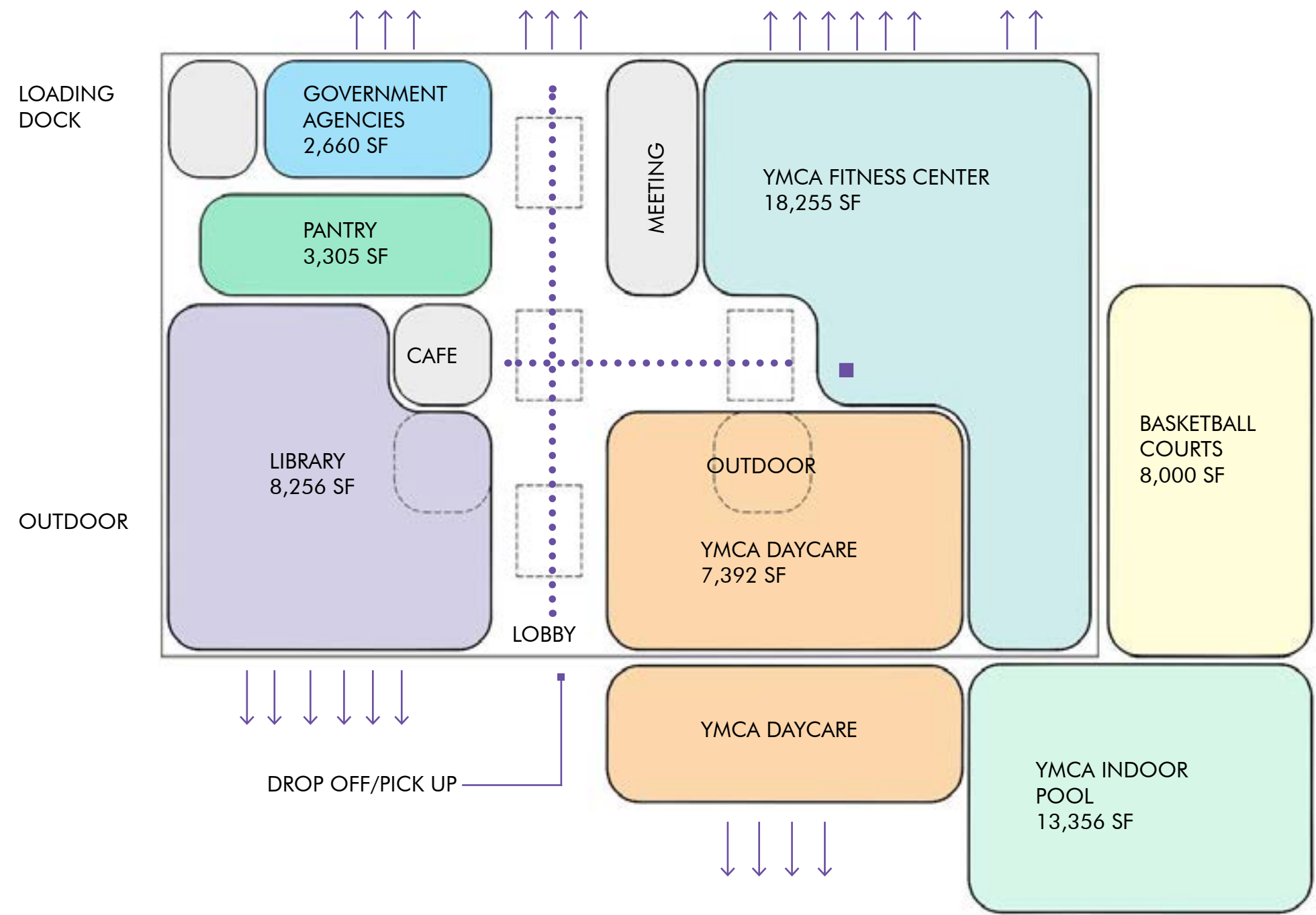


ON-SITE OBSERVATIONS

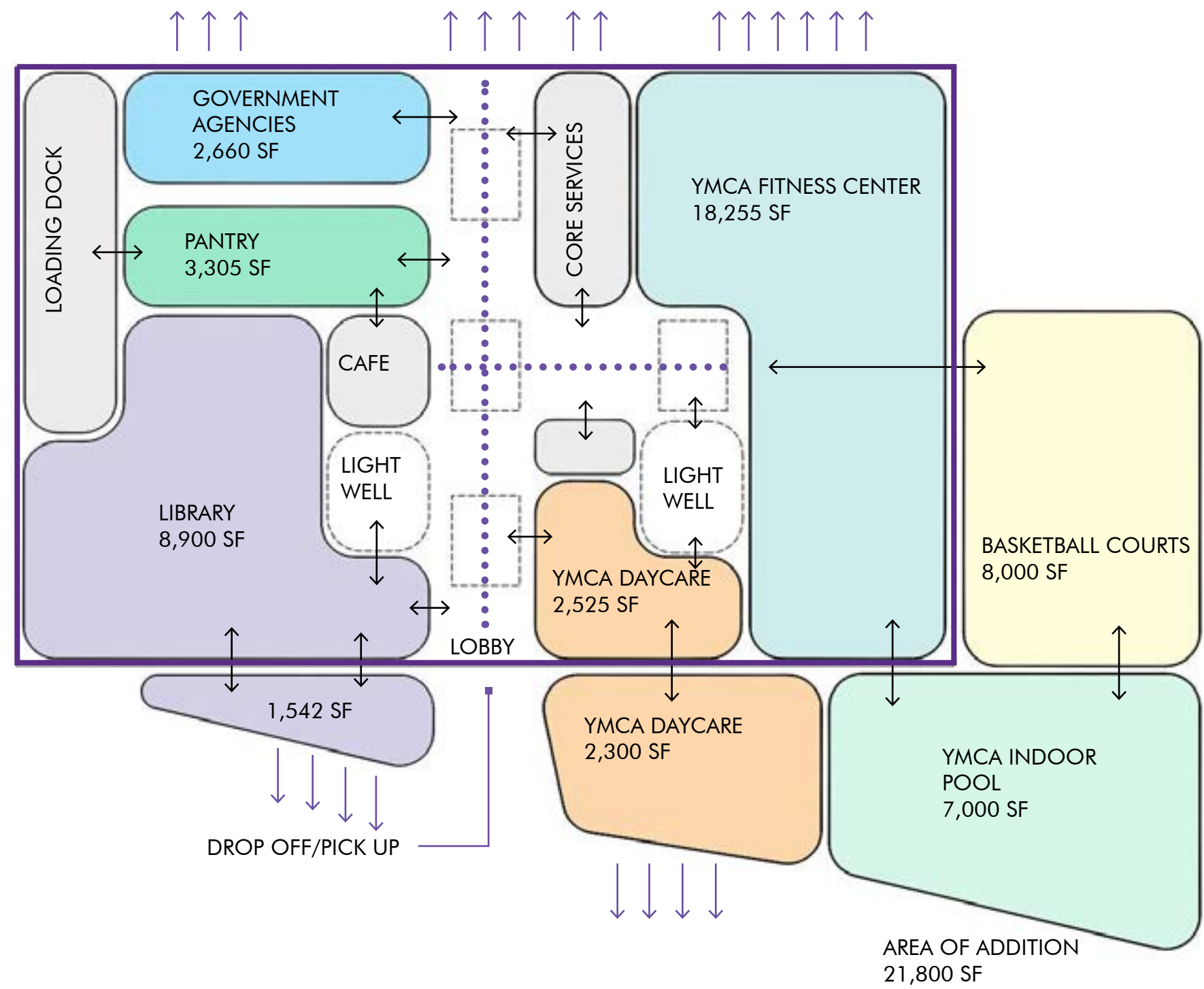
- Existing construction consists of CMU load bearing walls supporting steel bar joists
- Existing loading dock could potentially serve food pantry and library
- Adjacent to the existing loading dock is a walk in freezer / refrigeration that could support the food pantry storage
- Previous Home/Gardening area could provide outdoor space opportunities
- Existing mezzanine structure is too low for practical use
- Wide existing structural bays provide advantage to interior planning



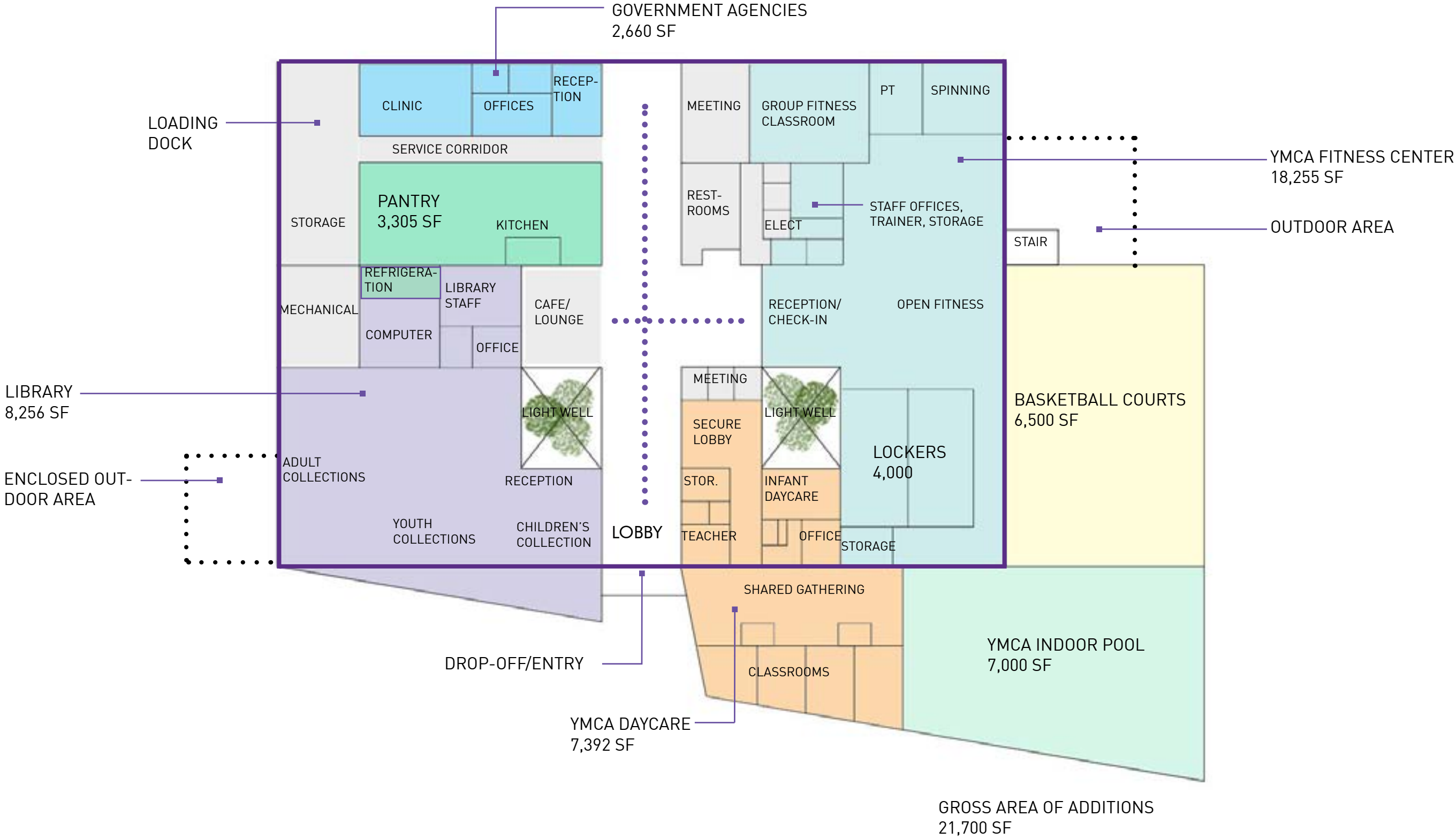
ADJACENCY & FLOW DIAGRAM



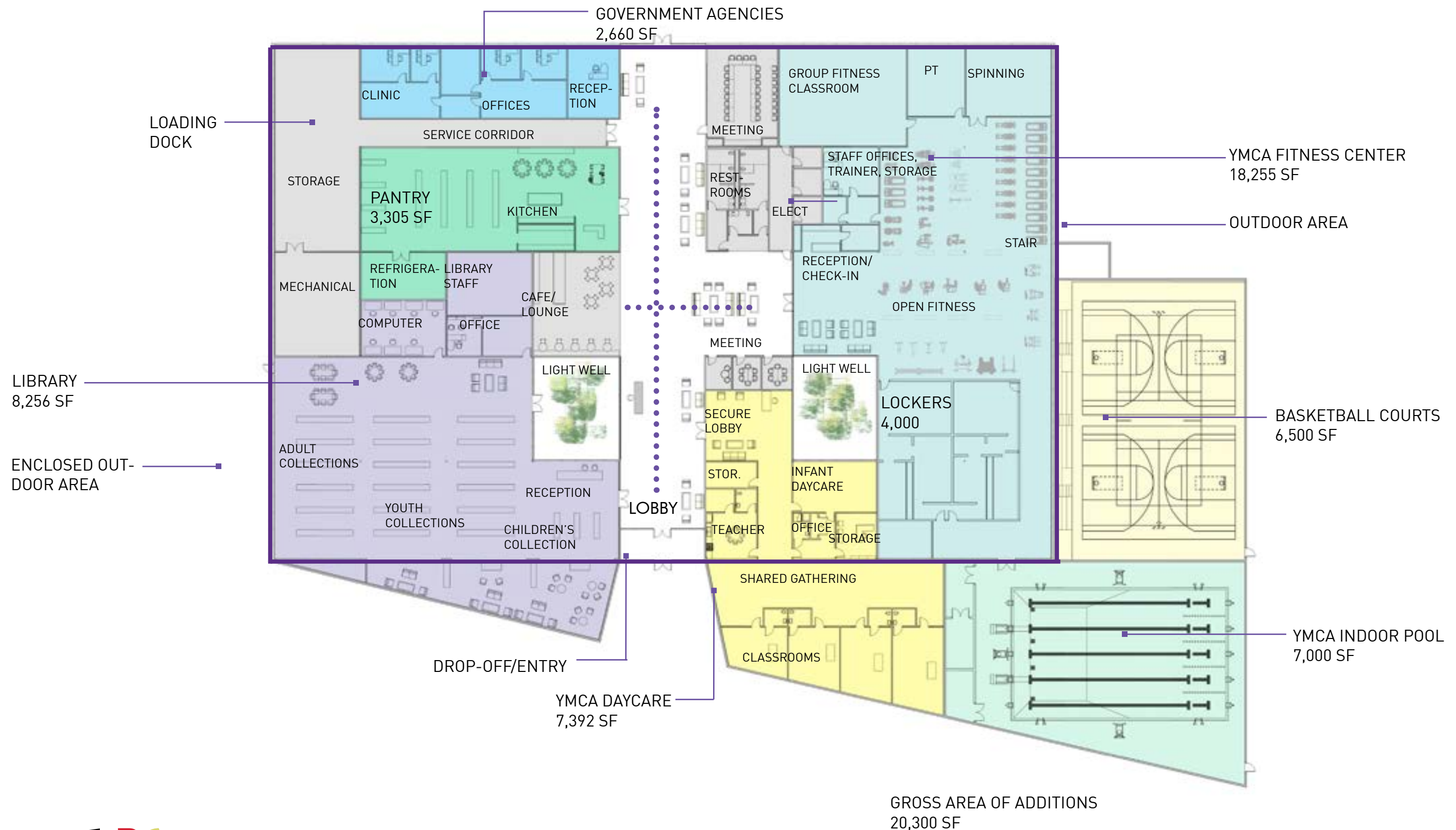
ADJACENCY & FLOW DIAGRAM



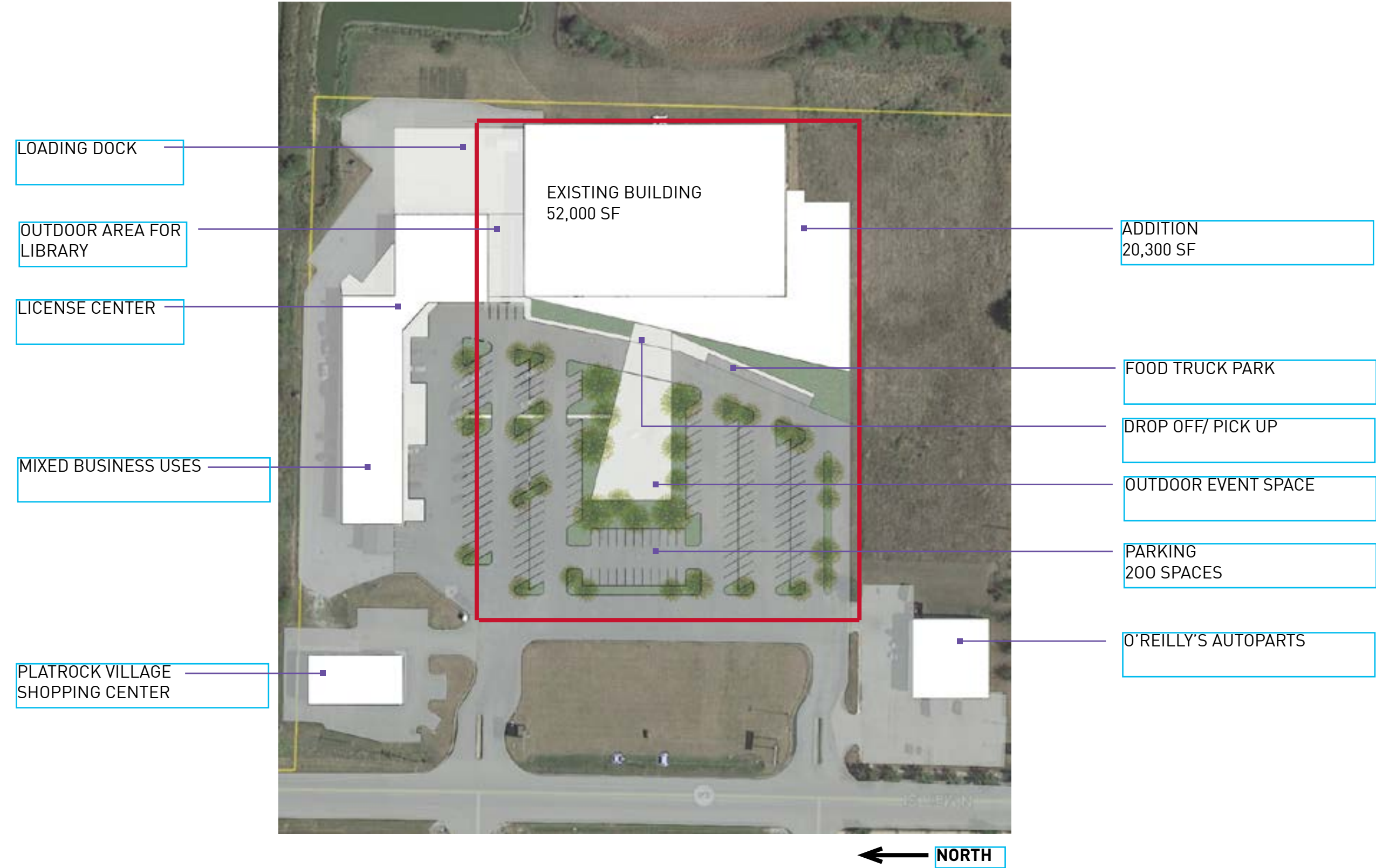
ADJACENCY & FLOW DIAGRAM



ADJACENCY & FLOW DIAGRAM



RCC SITE PLAN



PRECEDENT IMAGERY



PRECEDENT IMAGERY



Heartland Community Church - Olathe, KS



Filson Historical Society - Louisville



Montessori Elementary - Fayetteville



Knoxville Botanical Gardens - Knoxville

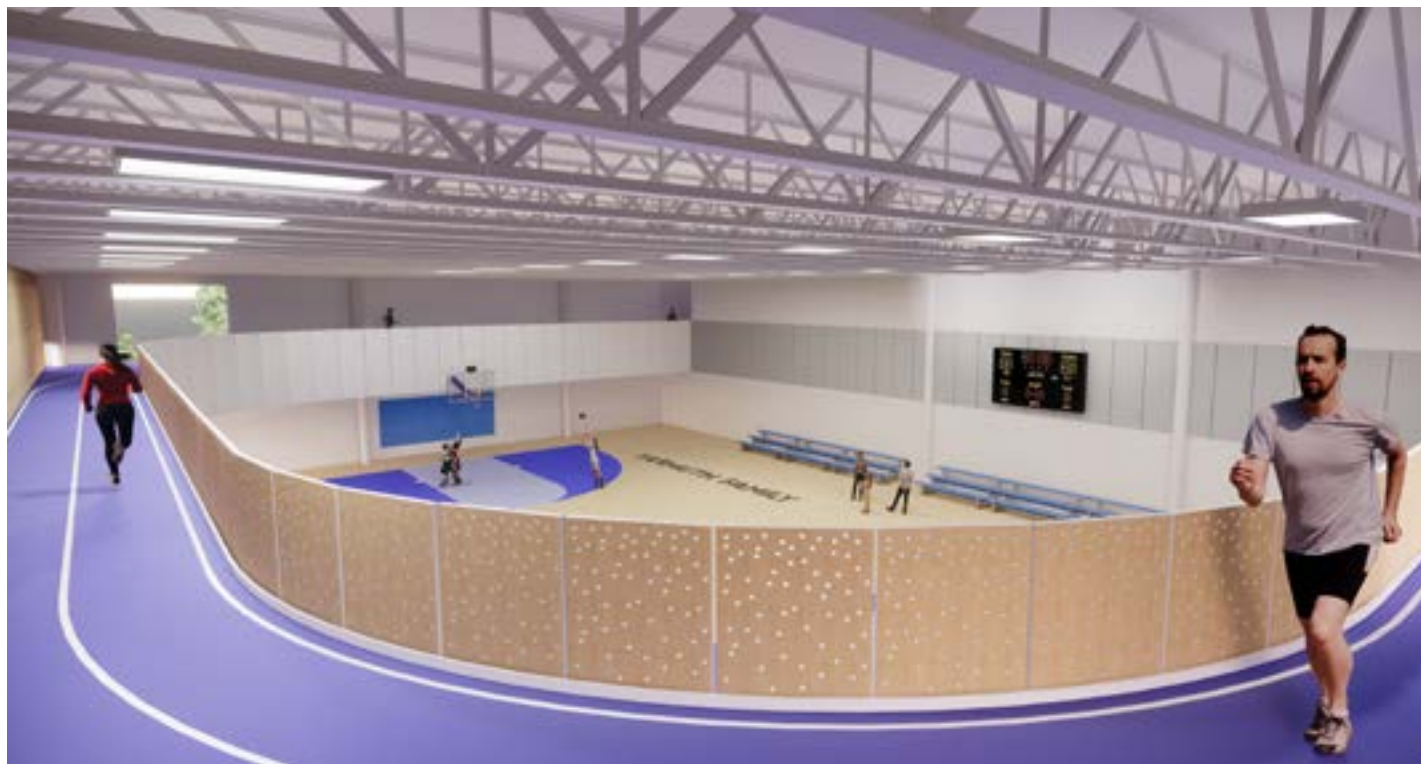
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RCC MASSING PROPOSAL



ENTRANCE - DROP OFF AND PICKUP ZONE

RCC MASSING PROPOSAL



VIEW TOWARDS NATATORIUM AND GYM

