



Richard J. Berry, Mayor

Architectural Program for the
Jeanne Bellamah Community Center



For the City of Albuquerque

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Prepared by:



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1. Executive Summary

The Jeanne Bellamah Community Center project was funded through the 2009 bond elections, following a neighborhood survey and in coordination with the Department of Family and Community Services (DFCS) citywide capital planning objectives for community centers (the agency responsible for operating community centers.) The existing Jeanne Bellamah Shelter was constructed in the 1970's as an open-air shelter and has been added on to with enclosed additions in several phases, most recently in 1997. The center provides free after-school and summer programs for elementary and middle school-aged children. Existing facilities are inadequate for the current programs. Multigenerational activities are not offered at the center mainly due to current facilities being functionally inadequate to accommodate them. This project is intended to service the current after-school and summer programs more effectively, allowing them to grow and possibly add before-school programs, as well as to open up programming to more age groups in the evenings and on weekends.

The design team was selected through the city's competitive, qualifications-based selection procedure, required by the Selection Advisory Committee Ordinance, and began work on architectural programming for the center's renovation and addition in December 2011. A Building Advisory Committee has been assembled consisting of the Community Center Division Manager, the Community Outreach Planner, the East Area Cluster Manager and staff from Jeanne Bellamah Community Center. The policy analyst for council district 9 contributed the committee's understanding of the neighborhood's needs. A neighborhood representative was also appointed but has been unable to attend meetings to date.

The architectural program is intended to provide a "road map" for the design of the project, including general design goals and the size and relationships of spaces and their essential characteristics. In addition, this document includes a site analysis, preliminary building and zoning code analyses, site infrastructure and a preliminary cost estimate and project scope recommendations.

The design team met with DFCS staff and the Building Advisory Committee during programming, the latter at the Jeanne Bellamah Community Center, so the committee could see the existing conditions at the center. Minutes of these meetings are included in the appendix. A preliminary program and conceptual layout was prepared by the design team and these documents, along with updated and more specific information provided by DFCS, were used as the basis of the final architectural program.

The primary challenge of the programming process has been to define a project scope that can be constructed with the currently available funds. After deducting non-construction costs such as furnishings and equipment, professional fees, administrative costs and contingencies, the amount available for construction is approximately \$1,100,000, exclusive of New Mexico Gross Receipts Tax. The program proposes two options for the additions to the center, each of which will allow only some of the desired program spaces to be constructed or included in the existing construction. The Department of Family and Community Services should determine which option best serves the Department's and the community's priorities as part of the program review, so that the schematic design will reflect these priorities. The program functions that cannot be accommodated in this project will then have to be constructed in a future project, unless additional funds can be found.



A significant variable in defining the scope of the project has been determining the extent of renovations that will be required to the existing facility. The International Building Code and the International Existing Building Code mandate certain upgrades to existing structures, depending upon the extensiveness of work being undertaken, such as upgrades in seismic resistance and energy conservation. In order to retain as much of the available funding as possible to provide new or expanded program spaces, the design team, in consultation with City staff, decided that work in the existing building should be kept to the minimum required to improve the functionality of the building and address critical existing construction deficiencies. Renovations to the existing building will include addressing failed waterproofing at the shelter exterior walls, adding roof gutters and improving drainage around the shelter. New stucco at the north side of the shelter building and painting throughout will improve the appearance of the existing structures and tie them into the new construction. If more extensive renovations are determined to be necessary, in the course of schematic design and site investigation, then the budget for the new additions will have to be revised and possible reductions in scope made.



2. Program Background

The existing Jeanne Bellamah Community Center includes about 7,000sf of building area, of which about 3,000 sf is the shelter, which is an unconditioned space with partial height exterior walls and roll-up, screened shutters for security. The original building was constructed in the mid-1970's and consisted of the shelter, toilets, office and storage room. An addition in 1997 added a new entry and reception area that doubles as a game room, and a pre-school/crafts room. The preschool function is no longer a part of center programs. The crafts room can be subdivided by an operable partition.

The center currently provides after-school recreation programs to between 30-45 elementary and mid-school students during the school year and weekday summer programs for this same age-group for approximately 100 participants from 7:30 am to 5:30 pm. The center is currently not open on weekends. There does not appear to be a significant demand for children's programs in excess of what is currently offered and the neighborhood is generally aging. However, ultimately the population may be replaced by a younger demographic, although the rise in the age of the population in general means that a significant increase in demand for children's programs is unlikely. In addition to the above programs the shelter is leased by private groups for barbecues and other events, both on weekends and in the evenings. No other adult or teen programs are currently offered at the center.

A public survey was circulated to area residents by the Department of Family and Community Services in October of 2008 to gather input about community needs at the center (see appendix). Although the response to the survey was quite low (only 340 out of 4,251 – or 8%) the results were used to support the bond item on the 2009 bond election that is providing funding for this project. The survey indicated that a gymnasium was not generally preferred by the community (primarily due to anticipated parking issues) and that a fitness room and computer classroom were desired additions to the center that would open up the center for multigenerational use. In addition, an open-ended question about possible improvements included a number of responses suggesting a walking trail around the park and a pool or water-spray park.

The existing center design has some organizational challenges that limit its functionality for current programs and will pose increased problems once the center is opened up to multigenerational use, unless they are addressed. Specific issues include the following:

- The reception area is currently part of the game room which also serves as the lobby. This arrangement will not work if any amenities at the center are used by community members at the same time as children participating in after-school activities. In addition the reception desk is very close to the front door, allowing no space for users to stand while waiting to sign in without blocking access to other users.
- The manager's office is in a space that provides the only access to the kitchen from the enclosed part of the building. (The kitchen can be accessed from the shelter but this requires going through unconditioned space.)
- If the folding partition in the crafts room is deployed the only access to the south portion of the crafts room is from the exterior, limiting its usefulness.
- There is no visual contact for supervision between the game room/reception and the shelter except the door to the shelter. This appears to be due to the wall having a 2-hour fire rating, which was not shown on the drawings provided to the design team but



appears to have been a late change to the construction drawings. There may be little that can be done about this problem without significant expense (i.e. cutting in new windows with automatic rolling fire shutters), given the budget limitations.

The condition of the 1997 additions is generally good and there have not been any reports about malfunctioning systems (such as HVAC and electrical problems). The shelter is experiencing significant water penetration through the walls. This appears to be from two sources: firstly through failure of the waterproof membrane where the floor slab is below the exterior grade; and secondly from water draining off the roof and running in through the screened openings. The latter is largely due to there being no gutters on the roof edges. There have been a couple of minor roof leaks reported but no significant issues. However, it appears that the existing roof is at least as old as the most recent addition (12 years) and may be older in some cases. Reroofing the facility will be a significant cost to the budget and would thus severely limit the amount of new facilities that could be constructed, so it is recommended that reroofing be part of a future project, if feasible. (See section 5).

The original building exterior, particularly on the north façade, which is the main approach, is very unattractive and the building entry is unclear. In order to resolve this problem and integrate the existing building better with the new additions, it is recommended that the north façade, at the least, be stuccoed or otherwise re-finished and the existing main entry to the building be improved, depending upon available funds.

Existing Building Renovations and Upgrades

The following improvements and upgrades are anticipated to the existing building:

- Water Penetration into Shelter Structure:
 - Excavate around shelter perimeter where floor slab is below grade. Install new waterproofing and drainage protection board; install concrete apron and re-grade for drainage away from building. Reconfigure irrigation as required.
 - Install continuous gutter and downspouts around shelter perimeter.
- Install 3-coat stucco system on north exterior wall of existing portion of building behind the shelter.
- Repaint exterior walls and steel framing at south side of shelter.
- Repaint all interior walls at shelter, storage rooms, toilets and 1997 additions.
- Construct new manager's office within existing lobby/game room space.
- Reconfigure existing manager's office for TV/AV storage, ball storage and staff work space.
- Remove existing reception desk and install new reception desk at south end of existing game room/lobby.
- Make miscellaneous mechanical and electrical upgrades to accommodate space reconfiguration.



3. Building Program Summary

The following summarizes all the spaces desired for the expanded center. Due to budget restrictions not all of these spaces can be constructed as part of this project. See section 5 for recommended project scope and budget.

New Program Spaces:

(Spaces are listed in descending priority)

Meeting Room	1,200 sf
Computer Room	600
Game Room	1,000
Fitness	1,400
Support Spaces*	<u>1,380</u>
Area of New Construction =	5,580 sf

(*Such as storage, toilets, circulation, walls, mechanical and electrical rooms)

Renovated (Existing) Program Spaces:

Lobby/Entrance

Reception Area

Manager's Office

Waterproofing walls at pavilion

New stucco on public (north face) of existing wall

Areas of Existing Building

Heated:	2,824 sf
Un-Heated:	<u>4,016 sf</u>
Total:	6,840 sf

Total Area of New and Existing (Heated) Construction:

Total: 8,404 sf



4. Detailed Program Discussion

Reception

The existing reception area provides sufficient observation of existing spaces but is unlikely to provide adequate observation of the new spaces. The reception and the adjacent supervisory office would be in conflict with kitchen circulation when the new spaces are built and there is inadequate space for patrons to wait to be attended to, causing congestion at the front door. It should therefore be moved to a new and more central location with good visibility to and from the front entry and to major program areas.

General Description

Reception desk area, located in or at the edge of the lobby and near the main entrance.

Recommended Area (sf)

160

Relationship to Other Spaces

Clear view to and from main entrance

Should have a good line of sight to most of the core public areas, especially the Game Room and Computer Center

Proximity to Manager's Office

View of Lockers

Activities

Greeting, activity surveillance, administration

Lobby / Main Circulation

The existing lobby suffers from odd geometry and lack of visible entry from the outside. In the renovation, some effort will need to be placed on resolving the ambiguity of the existing building entrance.

General Description

Space for children and adults to gather before and after activities, circulation space, additional space for displays, notices etc.

Recommended Area (sf)

600

Number and Type of User

Space for groups of up to 50-100 children to gather before and after scheduled activities

Relationship to Other Spaces

Should provide good line of sight to most of the core public areas and manager's office

Ancillary Spaces

Vestibules, reception area, (40) lockers for coat and bag storage, seating area

Activities

Circulation, and pre-function waiting areas

Manager's Office

The existing manager's office is in direct conflict with the circulation path to the kitchen. It should be moved to a more central location in the facility to support the reception area.

General Description

Office dedicated for the Center Manger

Recommended Area (sf)

100

Number and Type of User

1 with room for small conferences with up to 2 additional people

Relationship to Other Spaces

Near reception area - preferably with direct view through interior glazing

Ancillary Spaces and Equipment

Storage cabinets, fax and copy machines

Activities

Administration and small meetings

Work Area

This would be a renovated space where the existing Manager's Office is located. It is used primarily for storage but facilitates work to be done on a countertop.

General Description

Storage for balls, A/V equipment and office supplies

Recommended Area (sf)

100

Relationship to Other Spaces

Near reception area - preferably with direct view to Manager's new Office

Ancillary Spaces and Equipment

Base and upper cabinets, counter top and closet



Crafts (Existing)

The existing crafts area serves the needs of the community center adequately. It is a pleasant space with plenty of natural light, integrated storage units and a sink. The design team has been advised that this space should remain as-is.

General Description

Room for wet and dry arts and crafts

Existing Area (sf)

600

Relationship to Other Spaces

Access to outside

Activities

Painting, drawing, knitting, etc. No Ceramics.

Meeting

The space for a dedicated meeting area may be the most basic need for the Jeanne Bellamah Community Center particularly to open up the center to more multigenerational use.

General Description

Multi-purpose classroom / Meeting room

Recommended Area (sf)

1200

Number and Type of User

100 users of all ages (Max.)

Relationship to Other Spaces

Some access to kitchen, if possible

Ancillary Spaces / Facilities

Sink in counter with base & wall cabinets

150 sf chair storage

Activities

Public meetings, party or event rentals, classes, presentations

Game Room

The game room is undersized in the existing facility largely because it doubles as the building lobby and primary circulation space. By moving games into its own space, it clears out the entry way and permits more control and more clearly organized circulation. It will also reduce the noise and congestion in public areas which is important when the center is opened up for multigenerational use.

General Description

To be used for table and board games

Recommended Area (sf)

1000

Number and Type of User

Approximately 25 users of all ages

Relationship to Other Spaces

Should be visible from reception

Ancillary Spaces

50 sf storage closet

12' LF full-height lockable storage cabinets

Activities

(2) Pool tables, foosball, table tennis, board games, video games. Two round tables and 8 chairs.

Computer Room

Almost all City community centers have computer rooms. These are used by children for homework activities as well as for entertainment. They are also popular for adult programming where this is offered. The design team studied whether there was space in the existing Crafts Room to allow conversion to a space for computers. The space may need an additional heating, cooling and ventilation system. If computers displaced crafts, then crafts would need to be accommodated in the new addition, possibly as a shared space with the meeting room. It was determined the expense of dismantling a satisfactorily functioning crafts space is not the best use of the budget. Therefore Crafts should have its own space.

General Description

This space will contain approximately 15 computers for classroom and personal use plus one instructor station

Minimum Area (sf)

600

Number and Type of User

15 users of all ages



Relationship to Other Spaces

Should be near reception desk for surveillance
Isolate from noisy activities

Activities

This space will be used for computer instruction and public computer and internet access

Fitness Room

The design team considered the option of using the existing Crafts Room for a fitness room. The space would need an additional heating, cooling and ventilation system. At 600 sf the space is less than half the size of what has been found to be adequate for the demand for fitness programs at other centers. Fitness rooms are very popular and should be sized to meet anticipated demand.

General Description

Room for aerobic and strength exercise
No free weights

Recommended Area (sf)

1400

Number and Type of User

10-20 adult users

Activities

Aerobic exercise and strength training

Walking Path around Park

This is an element that was discussed at the first meeting of the building advisory committee. It was requested in a few of the survey responses received by the City. While the idea holds merit, it was determined that there is not enough money in the budget for this element in this phase of construction. Work in this project should not compromise the future construction of a perimeter trail.

General Description

5 foot wide concrete walkway with appropriate improvements for irrigation
Must be accessible to wheelchairs

Recommended Area (sf)

Includes a construction width of approximately 30 feet to allow for a meandering route and to avoid existing trees

Number and Type of User

All users, all ages

Activities

The purpose of this path would be to allow park users to circumnavigate the entire park for recreation and exercise without the need to stop for vehicles.

Water Spray Park

This feature was discussed in response to suggestions from the public survey. Immediate challenges include budget and staffing. The budget for this project, along with achieving other priorities, will not support construction of a spray park. Consideration will be given to a future location for this amenity in the site planning for the current improvements.

General Description

Water park that includes water features such as splash pads, water “mushrooms” and other water spray areas

Recommended Area (sf)

9,000

Number and Type of User

All users, all ages

Activities

The purpose of the spray park would be to allow park users to recreate in a water based environment during warmer months.



5. Program Scope and Budget Analysis

The construction costs for have been estimated for the desired additional program spaces, existing building renovations and relocation of the existing basketball court (which is considered unavoidable to create a plan that offers the appropriate layout for supervision by the limited staffing available). The costs are for construction only and do not include NMGRT, fees, contingencies, furnishings and other project costs that will not be a part of the construction bid amount. The City project manager has stated that the budget for construction is approximately \$1,100,000 out of the total funds of \$1,800,000. Detailed estimates for the existing building renovations and the relocation of the basketball court are included at the end of the section.

The tables on the following page show three estimates of probable construction cost. The first includes all the desired additional spaces in addition to the existing building renovation and basketball court relocation. This indicates that the scope will be approximately \$340,000 over the available budget. Option 1 removes the meeting room from the project scope which should allow construction within the budget with a small surplus. Option 2 removes the computer room from the scope and includes a meeting room and a fitness room but reduces its size to 700 sf, which is half of the required program area. It is estimated that Option 2 will be at approximately the available budget.

The design team recommends proceeding with Option 1 for the design of the center. The design will allow for construction of the meeting room in a future phase. If the meeting room is determined to be a higher priority than the computer room and must be included in the project scope, then Option 2 appears to be the only viable approach that will provide a usable meeting room and not impact the requirements for the existing after-school and summer programs for children. In the design team's opinion, this option is not desirable because the fitness center is about half the size that has been shown to work at other City community centers and, since fitness rooms are not accessible to children under 18 for liability reasons, deprives the center of the computer room, an asset that can benefit users of all ages.



COSTS FOR SPACES AS PROGRAMMED						
Existing Building Renovations				\$	146,946	See detail following page
New Construction						
Meeting Room:	1,200	sf				
Chair storage:	150	sf				
Game Room:	1,000	sf				
Computer Room:	600	sf				
Fitness Room:	1,400	sf				
Toilets:	300	sf				
Subtotal:	4,650	sf				
Circulation etc	20%	930	sf			
Total		5,580	sf	\$ 220	/sf	\$ 1,227,600
Relocate Basketball Court				\$	68,808	See detail following page
Total Costs				\$	1,443,354	
Available Funds				\$	1,100,000	
Surplus/(Shortfall)				\$	(343,354)	

OPTION 1 (Eliminate Meeting Room)						
Existing Building Renovations				\$	146,946	See detail following page
New Construction						
Fitness room:	1,200	sf				
Chair storage:	150	sf				
Game Room:	1,000	sf				
Computer Room:	600	sf				
Toilets:	300	sf				
Subtotal:	3,250	sf				
Circulation etc	20%	650	sf			
Total		3,900	sf	\$ 220	/sf	\$ 858,000
Relocate Basketball Court				\$	68,808	See detail following page
Total Costs Option 1				\$	1,073,754	
Surplus/(Shortfall)				\$	26,246	

OPTION 2 (Eliminate Computer Room and Include Small Fitness Room)						
Existing Building Renovations				\$	146,946	See detail following page
New Construction						
Meeting Room:	1,200	sf				
Chair storage:	150	sf				
Game Room:	1,000	sf				
Fitness Room:	700	sf				Note: This is 700 sf less than the recommended area
Toilets:	300	sf				
Subtotal:	3,350	sf				
Circulation etc	20%	670	sf			
Total		4,020	sf	\$ 220	/sf	\$ 884,400
Relocate Basketball Court				\$	68,808	See detail following page
Total Costs Option 1				\$	1,100,154	
Surplus/(Shortfall)				\$	(154)	



Existing Building Renovations

Waterproofing, Apron etc		\$	7,764	
Cut Opening in Wall to Addition		\$	1,210	
Install Gutter		\$	2,025	
Sealants		\$	500	
Office Construction		\$	2,329	
Reception desk		\$	4,000	
Work Room in Exist Mngr's office		\$	2,000	
Shelving @ Workroom/Reception		\$	1,000	
Stucco		\$	7,800	
Painting		\$	9,786	
Lockers (20 double Tier)		\$	5,000	
Mechanical		\$	26,700	
Electrical		\$	34,820	
Subtotal		\$	104,935	
G.C. General Requirements	10%	\$	10,494	
G.C. General Overhead & Profit	8%	\$	9,234	
G.C. Performance & Payment Bonds	2.5%	\$	3,117	
Contingency	15.0%	\$	19,167	
Total		\$	146,946	\$ 21 /sf

Basketball Court Relocation

Demolish concrete	4,708	sf	1.20	\$	5,650
Haul Debris	2	loads	377.00	\$	754
Grading	359	cy	7.50	\$	2,691
Turndown	10	cy	356.00	\$	3,705
Slab	523	sy	42.70	\$	22,337
Relocate Backstops and Goals	1	ls	500.00	\$	500
Lighting	4	ea	3,000.00	\$	12,000
Landscaping repair	1	ls	1,500.00	\$	1,500
Subtotal					\$49,136
G.C. General Requirements		@	10%	\$	4,914
G.C. General Overhead & Profit		@	8%	\$	4,324
G.C. Performance & Payment Bonds		@	2.5%	\$	1,459
Total					\$59,833
Contingency		@	15%	\$	8,975
Total					\$68,808





6. Design Goals

Based on discussions with the Building Advisory Committee the goals for this project have been defined as follows:

Improve Accommodations for Existing Programs: The basic requirement of this project is to provide larger, better organized facilities for existing after-school programs that will also allow some expansion of these programs for more participants.

Expand Center Facilities for Adult Programs: Most major community centers in the city now offer multigenerational programs with evening and weekend hours for activities for working adults, seniors and families. While before- and after school programs are important, access to community center facilities by all members of the community is a basic requirement of city community centers.

Develop an Architectural Program Achievable with Current Funding: In order to get the maximum benefit from funds approved in the 2009 bond election and put them to use as soon as practicable a program should be developed that meets the basic requirements of expanding and renovating existing spaces for current programs.

General Design Goals

S i t e

Work with the Topography: To facilitate supervision and reduce the space taken up by stairs and ramps it is preferable to have a single floor level within the facility. This objective will be balanced against the need to respect the site contours, provide accessibility for people with disabilities and reduce the cost of excess cut or fill.

Improve the Street Presence: Increasing the programming and use of the center for community events will result in more use by drop-in and occasional users, who may not be familiar with the center's location. The building's location and massing should increase its presence and visibility from the street.

Preserve Mature Trees, Lawn and Usable Existing Infrastructure: To the extent feasible, consistent with providing the required program space, space relationships and access, the design will preserve as many of the mature trees as possible and minimize the amount of grassed area impacted. Other assets, such the playground, that are in good condition or can be repaired, will also be retained.

B u i l d i n g

Zoning: The site is zoned R-1. A Conditional Use was granted in 1996 for a community center. Based on conversations with CoA Zoning officials, the design team has been informed that the conditional use (ZA-96-143) will cover this current expansion.

Flexibility: The design team's experience on the design of previous community centers has shown that flexibility of use is essential to allow program offerings to vary over time and respond to user needs. This has been confirmed by Department of Family and Community Services staff. The following strategies will contribute to the center's ability to respond to user needs:

Room size: Provide a variety of room sizes that can accommodate different sized groups.

Room character: Provide rooms with a variety of finishes and amounts of natural light in rectangular shapes. Avoid irregularly-shaped rooms where space cannot be used efficiently. Provide in-room cabinets and sinks where possible and appropriate. Provide



adequate storage either in-room and/or as a separate room. Provide distributed services such as power, data, and telephone to allow for a variety of furniture arrangements.

Room dividers: When feasible, and when the room is large enough, provide good quality acoustical room-dividers in larger spaces to increase flexibility of use. Either folding or accordion partitions have been shown to work well, provided folding partitions do not exceed 8 to 9 feet in height. Preferably provide electrical operation of partitions. The meeting room may be the only room in this project that is large enough for a moveable partition. This will be evaluated as part of the schematic design along with the cost implications.

Exterior Program Areas: Where feasible, provide shaded, sheltered exterior courtyards accessible from the building for additional program space.

Maximizing Programming with Minimum Staffing: The building layout should have an open, logical, uncluttered floor plan for simple navigation by users and staff. Circulation and lobby spaces should be generous and open to facilitate staff supervision through direct line-of-site monitoring from reception and administrative areas and easy access between program areas for both users and staff. Where feasible all major program spaces should have interior glazing from main circulation areas for monitoring by staff.

Integrate Multi-generational Programming: The use of the center by adults, in addition to children and youth in after-school and summer programs, requires a design that is welcoming yet durable and hard-wearing. Materials and finishes should be selected that are attractive but easy to maintain and, if necessary, replace.

A c c e s s

Vehicular: There are currently two curb cuts into the property from Summer Avenue along the north side of the parking lot. This is the only off-street parking for the community center and will continue to serve the renovated facility.

Pedestrian: There are continuously paved sidewalks on the opposite sides of all four streets from Jeanne Bellamah Park. From these, pedestrians can access the north parking lot and negotiate slopes of less than 2% to the front door of the facility.

Bus: There are two bus lines near the community center. A bus stop for the #1 Line is 1,500 feet away on Juan Tabo and a bus stop for the #12 Line is 560 feet away on Constitution. The #1 Line runs from 6:06 am to 6:15 pm and connects Academy to Four Hills. The #12 Line runs from 6:38 am to 6:28 pm and connects Indian School to the Alvarado Transportation Center downtown.

Existing Landscaping, Site Improvements and Parking

Landscaping: The existing park is well-used by the local community. It has an attractive collection of deciduous and coniferous trees, especially on the south eastern portion, that frame a lawn where residents can picnic, repose, or recreate. Most of the trees appear to be in good condition with good life expectancy. A large grass area to the west of the existing center is used regularly for soccer games. There are two deciduous trees to the west of the existing center that may need to be removed to make room for the addition.

Existing Center: The existing community center is constructed of concrete slab on grade, with painted concrete block walls and open web steel truss and metal decking as roof structure at the 1996 addition. The original part of the center is a wood roofed shelter that is open on three



sides and enclosed with mesh roll-up overhead doors. The shelter has a clear height of about 14 ft. and could continue to function as a general use activity space during warm weather if preserved, including for children's recreation and rentals. A preliminary structural assessment indicates that it could be preserved with minimal upgrades as long as it is kept structurally separate from the new building. The newer additions to the existing center are fairly small but useful spaces in generally good condition that should be preserved.

Playground: The playground is well used and is an excellent asset to the city and the park. This project will preserve the playground and keep it intact. Due to limited project funds no work is anticipated to the playground.

Basketball Court: The basketball court on the west end of the park is a concrete court with lights. The court is well used by the public, especially because it is lit (although the lights do not meet current code requirements for light pollution). The placement of the court, however, makes it very likely that it will need to be removed and rebuilt to make room for new construction. This will provide the opportunity to upgrade the lighting to meet current codes and reduce light pollution to neighboring residential properties.

Existing Parking: The existing parking lot paving is in fair condition and should most likely be left as is in this project. The design team reviewed the parking with CoA Zoning officials and it appears that there is sufficient parking and there will be no need for additional parking. In addition, there are unlikely to be sufficient funds to undertake significant repairs or replacement of the parking lot paving, so to the greatest extent possible the new construction should avoid impacting the existing parking area.

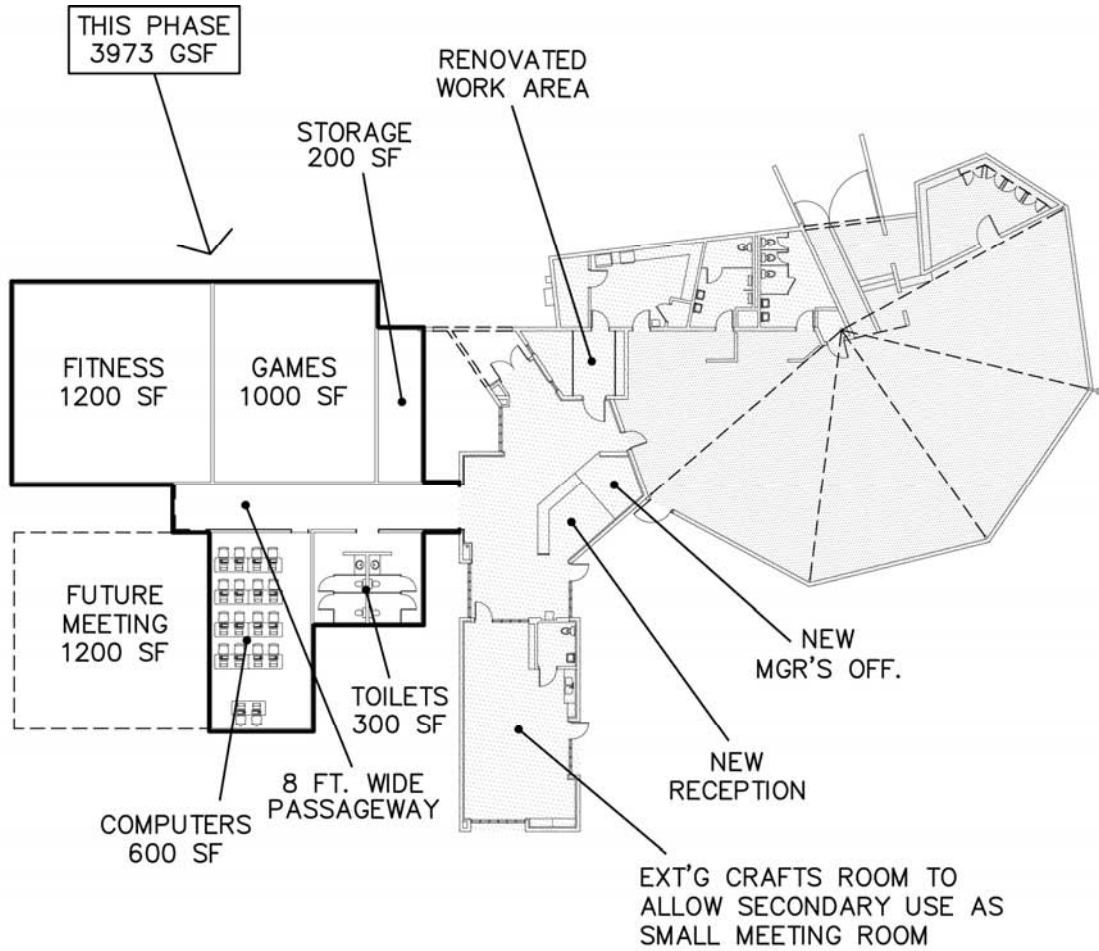
If parking were to expand, the only direction it could go would be westerly. This would result in the removal of two mature deciduous trees and turf recreation area.

Refuse Storage and Collection: The dumpster is currently located on a concrete pad at the west end of the parking lot. This location is probably convenient for community center staff as well as the Solid Waste Management collection personnel, but it is very unattractive. Due to the limited budget and because it not a requirement from the City, a new dumpster enclosure is not anticipated as part of this project. If, however, a new refuse enclosure is provided, it will be designed in accordance with the design standards published by the Solid Waste Management Department.





7. Preliminary Space Relationships



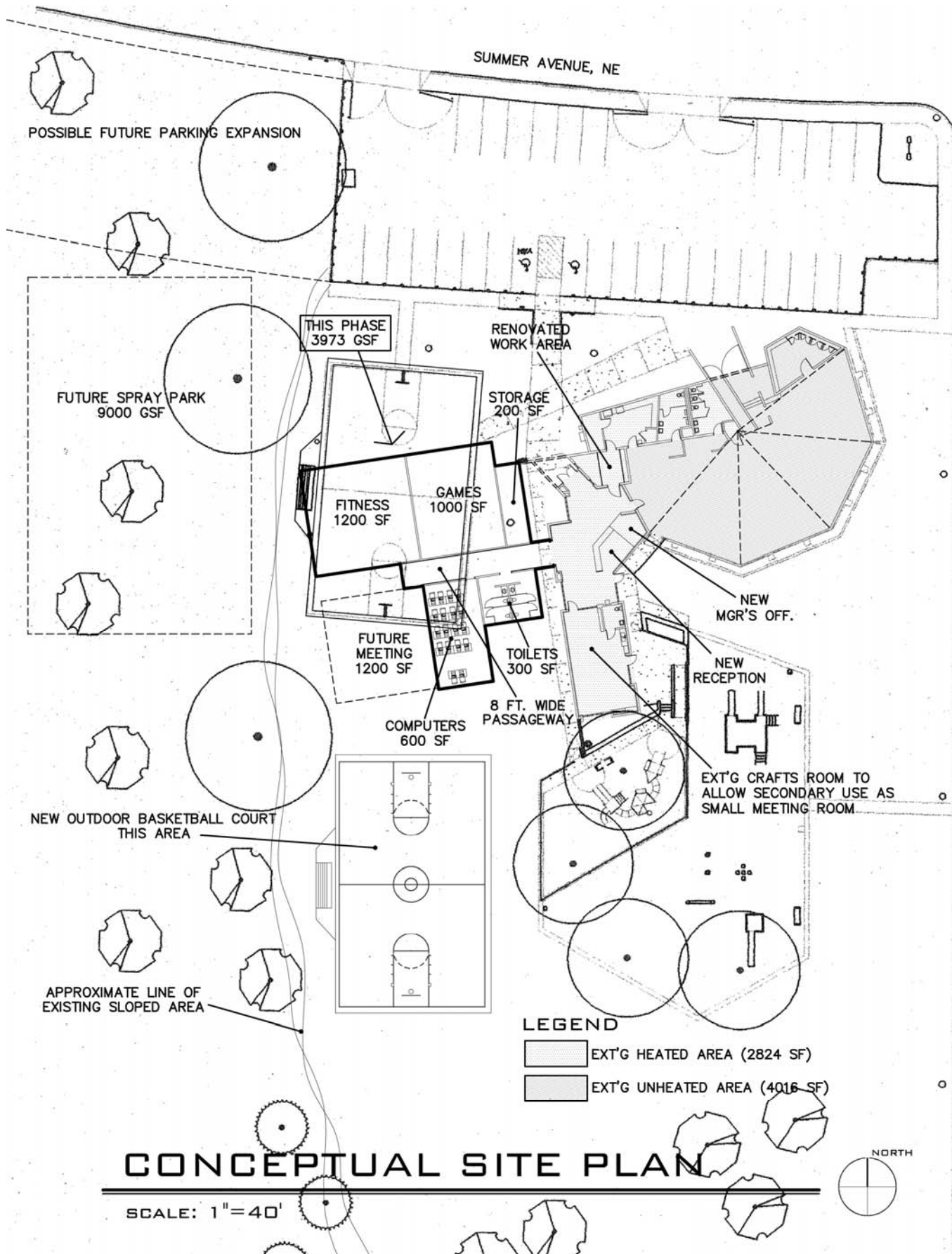
LEGEND

- EXT'G HEATED AREA (2824 SF)
- EXT'G UNHEATED AREA (4016 SF)

CONCEPTUAL LAYOUT

SCALE: 1" = 30'





CONCEPTUAL SITE PLAN

SCALE: 1"=40'



8. Preliminary Building Code and Zoning Analysis

The new Center will be designed to conform to the 2009 ICC codes. This includes the 2009 International Building Code, International Fire Code, the National Electrical Code and the International Energy Conservation Code. The Life Safety Code NFPA 101 may be used in the evaluation for code compliance of existing structures. Both ANSI 117.1 and the latest version of the Architectural Barriers Act Accessibility Guidelines 2010 will be used for design of facility access by people with disabilities. Below is a summary of the code analysis.

Building Code Analysis				
Property Description:	11516 Summer Avenue, NE, Albuquerque, NM 87112			
Area:	7.52 acres			
Zoning:	R-1 with Conditional Use for Community Center			
Building Type:	V-B			
Occupancy Classification				
A-3 - Multi-Purpose Space				
A-3 is equal to the most restrictive of the various uses: A-3, B				
Uses will not be separated; the building's maximum height and area will be calculated using the A-3 classification				
Building Importance Classification - III (per IBC table 1604.5)				
Allowable Height 26 ft. (per CABQ Zoning for R-1 districts)				
Building Type V-B -Non-Sprinklered	Area per Table 503	Sprinkler Increase	Frontage Increase	Total
		300%	75%	
Allowable Area (sq. ft.)	6,000	0	4,500	10,500
Separations and Fire Resistive Construction Requirements				
Class C finishes allowed in rooms, Class B required in lobby, corridors and exit access				
Shelter and areas east of building are currently separated by a 2-hour fire wall				
Heights & Areas				
	Heated	Non-Heated	Total	
Existing Building East of Fire Wall	998	4016	5014	
Existing Building West of Fire Wall	1824	0	1824	
New (this Project)	3918	0	3981	
Total	6740	4016	10819	
Total Fire Area this Project	5742			
	Height =	Less than 26', 1 story		
Occupant Load				
				315
Exit Requirements				
Total egress exit width required	63 inches			
Total exits required	2			
Half of all occupants must exit through main entrance/exit, which must have at least half the total required clear width				
Plumbing Fixture Requirements				
			Total	
Women's Toilets			3	
Men's Toilets			2	
Lavatories (for each sex)			1	
Drinking Fountains			1	
Service Sinks			1	
Parking Requirements (per CABQ Zoning Code)				
Net Activity Areas/(1 space/200sf) =	5600/200		28	
Total Parking =			28	
Total Disability Accessible (per 14-16-3-1 F.9: 26~35)			2	
Van Accessible (NMCBC: 26~35)			1	
Motorcycle Parking (per 14-16-3-1 C:26~50)			2	
Bicycle Parking (per 14-16-3-1 B)			2	
Assistive listening devices				
Not Required per IBC 1108.2.7, exception (No audio amplification system)				





9. Appendices



Preliminary Schedule

Task	Date
Contract Approval/Notice to Proceed	November 30, 2011
Kick Off Meeting	December 5, 2011
Building Advisory Committee Meeting #1	December 13, 2011
Submit Program Document for Approval	January 3, 2012
Approval of Program - NTP for Schematic Design	January 10, 2012
Neighborhood Meeting #1 Notice	January 16, 2012
Building Advisory Committee Meeting #2	January 17, 2012
Neighborhood Meeting #1	January 30, 2012
Submit Schematic Design for Approval	February 6, 2012
Neighborhood Meeting #2	TBD
Approval of Schematic Design - NTP for Design Development	February 20, 2012
Submit Design Development for Approval	April 23, 2012
Approval of Design Development - NTP for Construction Documents	May 7, 2012
Submit Construction Documents for Owner and Building Permit Approval	July 16, 2012
Approval/Comments for Construction Documents	August 13, 2012
Submit for Sign-off for Bid	August 27, 2012
Advertize for Bid	September 5, 2012
Bid	October 2, 2012
Execute Construction Contract/Notice to Proceed	November 6, 2012
Substantial Completion	July 9, 2013
Final Completion	August 8, 2013

Meeting Minutes

JBCC Kick-Off Meeting

December 5, 2011 10:30am

Location: DFCS Conference Room - 5th Floor Old City Hall

Attendee	Organization	Initials	e-mail address
Michael Mehling	CoA, F&CS	MM	mmehling@cabq.gov
Jess Martinez	CoA, F&CS	JM	jrmartinez@cabq.gov
Jonathan Craig	K&C Arch's	JC	jonathanc@kellsandcraig.com
Don Dudley	GDDA Arch's	DD	don.dudley@dondudleydesign.com
Rod Herrera	GDDA Arch's	RH	rod@dondudleydesign.com

The purpose of meeting was to discuss milestones and general objectives for the design of the addition to the Jeanne Bellamah Community Center

**Information
or Follow-up
Required
←(XX)**

1. Need to determine the water meter size. JC stated if it is 1" it will probably need to be upgraded to 2" which could run around \$25K. **DD**
2. The construction budget has been determined to be \$1.1M.
3. At roughly \$200/sf construction cost, the addition size will be roughly 4,000~6,000 s.f. depending on the extent of remodeling required in the existing facility.
4. Parking needs to be explored with CoA Zoning (Jonathan Tuner). **DD**
5. There may be a public art installation. There will be no coordination required from the building design team at this point in time but a site may need to be designated for it.
6. Parks is planning a water park component but this is not anticipated to be part of this project scope, due to budget considerations. JM will get the construction cost for the park being constructed at Wells Park CC. If this feature is made a part of the project scope the design will require an additional services authorization, since it was not included as part of the current A/E Agreement. **JM**
7. There may be a request from the community for a "walking path" around the perimeter of JB Park, which had been suggested in some responses to a previously-completed neighborhood survey. Design team will assemble a rough order-of-magnitude estimate for this, but it is anticipated that project funds will not be adequate to include this. If it is included in the project, an additional services authorization would be required, since the current A/E Agreement does not include landscape design services beyond initial consultations for the project scope and there will be a significant amount of additional grading work and detailed design requirements. **JC/DD**
8. Building Advisory Committee to be: 1) Arnold Sena 2) Jess Martinez 3) Michael Mehling 4) Christina Sandoval 5) GDDA 6) K+C 7) User 1 8) User 2

9. The following milestones are anticipated:
 - a. BAC Meeting #1: Mon. 12/13/11 @ JBCC. JM will arrange to have center manager present.
 - b. BAC Meeting #2: Mon. 12/19/11 @ JBCC. To be confirmed at the 12/13/11 meeting.
 - c. Public Meeting #1: Mon. 01/04/12 w/ neighborhood. Team will present bubble diagrams, site planning, budget.
 - d. Notice to Proceed for Schematic Design: 01/09/2012
 - e. Finished schematic design submittal: 02/06/12
10. The facility will be used primarily by 6~12 year olds. There are 35~45 kids.
11. Since the parking lot appears to have been built when the original center was built, the assumption is that it is for the Center's use. There are gates which are closed when the center is closed so parking for the park is on the street at these times. This will be discussed with the zoning official in terms of calculating the required parking.
12. Is the existing kitchen needed? Perhaps leave it as-is and build a "Break room" for re-warming foods adjacent to a new meeting room.
13. Meeting room should be dividable. Maybe (2) units of 800 s.f. each (1,600 s.f.) .
14. Fitness room is a lower priority for DFCS than spaces for games, computers and meeting.
15. Architect to copy any technical information to Stephen James, City Architect. He will be reviewing submittals following schematic design. **JC/DD**
16. Architect will need to set up separate meetings with Building Facilities, I.T., Parks and Rec. and Security. These entities will also be reviewing progress submittals. **JC/DD**
17. JM would like to have a CCTV system if the budget allows. He anticipates there will probably be no more than (8) CCTV cameras.
18. Due to the relatively small size of the project and the cost of an energy model (which would be an additional service) the design team may elect to use the prescriptive approach rather than performance calculations to meet the Albuquerque Energy Conservation Code and/or the IECC. This may be more limiting on the design but should not significantly affect the outcome.

Prepared by Donald Dudley on December 6, 2011. Please notify him of any changes to these notes by email at don.dudley@dondudleydesign.com or by telephone at 505-243-8100.

Distribution by email to:
Attendees
Arnold Sena, DFCS

End of Minutes

Meeting Minutes

JBCC Meeting #2

December 13, 2011 10:00am

Location: JBCC- Crafts Room

Attendee	Organization	Initials	e-mail address
Michael Mehling	CoA, F&CS	MM	mmehling@cabq.gov
Jess Martinez	CoA, F&CS	JM	jrmartinez@cabq.gov
Jonathan Craig	K&C Arch's	JC	jonathanc@kellsandcraig.com
Don Dudley	GDDA Arch's	DD	don.dudley@dondudleydesign.com
Rod Herrera	GDDA Arch's	RH	rod@dondudleydesign.com
Jesus Carmona	JBCC	JC2	jcarmona@cabq.gov
Isaac Padilla	CoA, City Council	IP	iepadilla@cabq.gov

The purpose of meeting was to discuss programming objectives for the design of the addition to the Jeanne Bellamah Community Center

**Information
or Follow-up
Required
←(XX)**

1. (2) Public meetings are to be held at JBCC
2. Architects will use \$50/sf as an general allocation to make necessary minor improvements to the existing facility
3. IP stated there may be interest in developing a fitness room. JC, DD and JM discussed briefly and felt that the space would cost about \$300,000 and the equipment would be \$100,000. Given the budget, the fitness room would be a lower priority. If fitness were to be located in the existing crafts area, there would need to be additional hvac equipment to provide the necessary ventilation.
4. IP stated there may be interest in developing a spray park. MM stated that, given the budget and lack of staffing, this is a very low priority. The cost for a similar spray park, currently under construction at Wells Park Community Center, is about \$500,000.
5. MM stated there may be an interest in a walking trail around the entire park. Currently there does not appear to be sufficient funds in the project budget for this in addition to satisfying other priorities, but the design team should make sure that any construction in this project would not preclude adding a trail in the future or make it more difficult. The design team will come up with a budget number for construction of the trail. There is a possibility this could be constructed with monies from Parks and Rec.
6. Given the off geometry of the existing facility, the design team has concluded the most economical area for a new addition would be at the site of the existing basketball court. MM stated there is a possibility that Parks & Rec. could contribute to the cost of relocating the court.

7. During the summertime, the center serves about 100 kids from 7:30am to 5:30pm. After school programs serve about 35 kids from 2:45pm to 6:00pm. The age of the children using the center is primarily from 3rd to 8th grade.
8. JM discussed the possibility of having a room for computers. If this becomes part of the program, the design team should provide for 15 computers, minimum.
9. Someone from the design team should get in touch with Christina Sandoval with Parks and Rec. to see if moving the basketball court is ok. **DD**
10. Program document is due Dec. 23. (This has been changed to January 3, 2012, subsequent to the meeting).
11. E-mail IP the sketch drawings presented at the meeting. **DD**
12. Determine if center will be closed during construction. JM recommended the center be closed and the kids relocated to the playground program at Tomasita Elementary during construction.
13. The community has stated that they do not want additional outdoor basketball courts at the center but the existing one should be relocated if it is displaced by construction
14. The next meeting of the BAC will be on January 17, 2012, at 10:am at Kells & Craig's offices.
15. The first public meeting will be on January 30, 2012, at 6:00pm at the Community Center (this time was changed to 6:30 pm subsequent to this meeting).
16. Accommodation should be made for crafts, whether this is as part of the meeting room (i.e. provide storage etc. at one end of the meeting room) or preferably as a separate room. The latter could be accomplished by making the meeting room 1200sf instead of 2000sf and providing an 800sf crafts room. This would not then change the overall square footage of the anticipated addition and is acceptable to DFCS.

Prepared by Donald Dudley on December 23, 2011. Please notify him of any changes to these notes by email at don.dudley@dondudleydesign.com or by telephone at 505-243-8100.

Distribution by email to:

- Attendees
- Arnold Sena, DFCS
- Christina Sandoval, Parks and Rec.
- Stephen James, City Architect

End of Minutes



Martin J. Chavez, Mayor

Resident
11717 ROSEMONT AV. NE
Albuquerque, NM 87112

Department of Family & Community Services

Neighborhood Survey on the Jeanne Bellamah Community Center Due by: October 24, 2008

Dear Resident:

Councilor Don Harris included \$1.8 million in the GO Bond appropriation to construct a gymnasium at the Jeanne Bellamah Community Center located at 11516 Summer NE. City voters approved the bond question. However, there has been some concern by residents living immediately adjacent to Jeanne Bellamah Park. Therefore, we are conducting a survey of residents within one mile of the Jeanne Bellamah Community Center to determine what type of amenities residents would like to see at that center.

1. Would you like to see a full-size gymnasium? Yes No Undecided
2. Would you like to see a half-court or mini-size gymnasium? Yes No Undecided
3. Or, as an alternative, please prioritize any of the following community center site improvements that you would like to see (1 = your first choice, 2 = your second choice, etc.):
 - a. Fitness Center
 - b. Meeting Space
 - c. New Computer Lab
 - d. Renovated and/or expanded Game Room area
 - e. Other: Walking Around Park
4. Do you use the Jeanne Bellamah Community Center? Yes No
5. Would you use it more if amenities were added? Yes No Undecided
6. Do you use the Manzano Mesa Multigenerational Center? Yes No

To insure the integrity of the survey, please include your name and address when you mail, email, or fax your response. There is a limit of one survey per household. Thank you for taking the time to improve our community.

Name: R Brian Pringle Email: _____

Address: 11717 Rosemont Ave NE Zip: 87112
Street Number Street Name

Mail response to: Family and Community Services
 Attention: Tammy Young
 PO Box 1293 Rm. 504
 Albuquerque, NM 87103

Email scanned survey form to: tyoung@cabq.gov
 Fax survey form to: (505) 767-5828

* Please note that any expansion alternatives would result in less park space.

Survey Results

Jeanne Bellamah Community Center

The Department of Family and Community Services conducted a survey of residents in the Jeanne Bellamah Community Center area to determine whether a majority of the neighborhood supported the construction of a full-size gymnasium or a mini gym at the Jeanne Bellamah site. Residents were also given the option of ranking alternative amenities such as a fitness center, meeting space, computer lab, a renovated or expanded game room, and could add other ideas. Residents were also asked whether they currently use the Jeanne Bellamah Community Center and whether they would use the center if more amenities were added, and whether they currently use the Manzano Mesa Multi-Generational Center.

SYNOPSIS (See tables for complete results)

A total of 4251 surveys were mailed to homes within 1.5 miles of the Jeanne Bellamah Community Center; 340 residents or 8% responded by mail, fax, or e-mail. Surveys were mailed on October 2, 2008, with a return deadline of October 24, 2008.

Respondents were evenly split on the question of the full-size gym, with a 119 or 35% for the full-size gym and 119 or 35% against it. On the question of the mini gym, 92 or 27.06% supported it and 108 or 31.76% were against it. It is important to note here that many of those who responded "no" to either a full-size gym or a mini gym were concerned about traffic and parking issues.

The number one choice as an alternative to the gym or mini gym was a fitness center with 164 of the total respondents or 48.24% making it their first choice. The second most popular alternative was a new computer lab with 82 or 24.12% of the total respondents making it their second choice.

Eighty-nine respondents made recommendations in the "Other" category as an alternative. The most popular alternatives in the "Other" category were as follows: 12 for a pool, 8 for walking path, and 6 for a water park.

Of the total respondents, 264 or 77.65% said they do not currently use the Jeanne Bellamah Community Center, but 155 of these individuals said they would use the center if amenities were added. Another 58 of the total respondents who currently use the center would continue to use the center if more amenities were added. Of the total respondents 216 or 63.53% do not currently use the Manzano Mesa Multi-Generational Center which is in City Council District 9, approximately 2.7 miles southwest from the Jeanne Bellamah Center.

Table 1

Total Mail Out Info	
Total Mail Outs	4251
# of Return Responses	340
% of Respondents From Total Mail-outs	8.00%

Overall Response On Full-Size Gymnasium	Total Responses	Yes	No	Undecided	No Answer
Full Size Gym	340	119	119	57	45
% of Responses		35.00%	35.00%	16.76%	13.24%

Overall Response Mini-Size Gymnasium	Total Responses	Yes	No	Undecided	No Answer
Half Court or Mini Size Gym	340	92	108	65	75
% of Responses		27.06%	31.76%	19.12%	22.06%

Overall Response on Alternatives	Total Responses	First (1)	Second (2)	Third (3)	Fourth (4)	Fifth (5)
Fitness Center	340	164	37	19	5	2
Meeting Space		25	40	45	52	14
New Computer Lab		32	82	42	25	6
Renovate and/or Expand Game Room Area		14	51	55	44	3
Other		41	13	11	8	15
Total Responses	340					
% of Responses		48.24%	24.12%	16.18%	15.29%	4.71%

Top 3 Other Recommendations	Total Other Responses	Pool	Walk Path	Water Park
	89	12	8	6
% of Responses		13.48%	8.99%	6.74%

Overall Response on J. Bellamah CC Usage	Total Responses	Yes	No	No Answer
	340	68	264	8
% of Responses		20.00%	77.65%	2.35%

Overall Response on J. Bellamah CC Usage with Amenities	Total Responses	Yes	No	Undecided	No Answer
	340	213	56	54	17
% of Responses		62.65%	16.47%	15.88%	5.00%

Overall Response on Manzano Mesa Multi-Generational Center Usage	Total Responses	Yes	No	No Answer
	340	118	216	6
% of Responses		34.71%	63.53%	1.76%

To determine whether proximity to the Jeanne Bellamah Community Center impacted respondents' support or opposition to the construction of a full-size gym or mini gym, the department evaluated the responses from residents who live on the streets most immediately surrounding the center, and compared their responses to the overall responses. Of the total 340 responses, 91 or 26.76% were from the following closest streets (See attached maps):

CIRCLE 1

- Claudine
- Clifford
- Rosemont
- Summer
- Tomasita

CIRCLE 2

- Dorothy
- Mountain
- Muriel
- Ralph

A total of 91 responses or 26.76% came from these nine streets: 33 were from Circle 1, the streets closest to the center, and 58 were from Circle 2, the next closest circle of streets surrounding the center. Of these respondents, 48.35% were not in favor of a full-size gym; 40.66% were not in favor of a mini gym.

RECOMMENDATIONS

The Jeanne Bellamah Community Center lies in the heart of a residential neighborhood whose main arterial boundaries are Constitution to the north, Lomas to the south, Juan Tabo to the east, and Eubank to the west. The community wants to preserve its neighborhood status, and concerns regarding traffic and parking were stated by some of the residents opposed to the full-size gym and mini gym.

As previously noted, 340 residents or 8% responded to the City's survey (4251 surveys mailed out), and respondents were tied on the question of a full-size gym, with 119 for and 119 against. On the mini-gym question, 108 or 31.76% were against it; 92 or 27.06% were for it. Respondents living on streets closest to the center opposed both the full-size gym and mini gym by a greater percentage than the respondents at large. Overall, a greater number of respondents favored the alternative of a fitness center; out of 340 responses, 164 were in favor of a fitness center.

Based on the survey information, the department concludes that a greater number of residents in the Jeanne Bellamah Community Center neighborhood would be unhappy with the addition of a full-gym or mini-gym at the Community Center than would be happy to see such an amenity added.

Therefore, the department recommends that the City pursue the alternative for a fitness center, computer lab, and water spray park for the community center, and a walking path along the circumference of the park. The Departments of Family Community Services and Municipal Development should assess the cost of each of these amenities, and determine whether the current bond amount of \$1.8 million can fund all or a majority of these options.

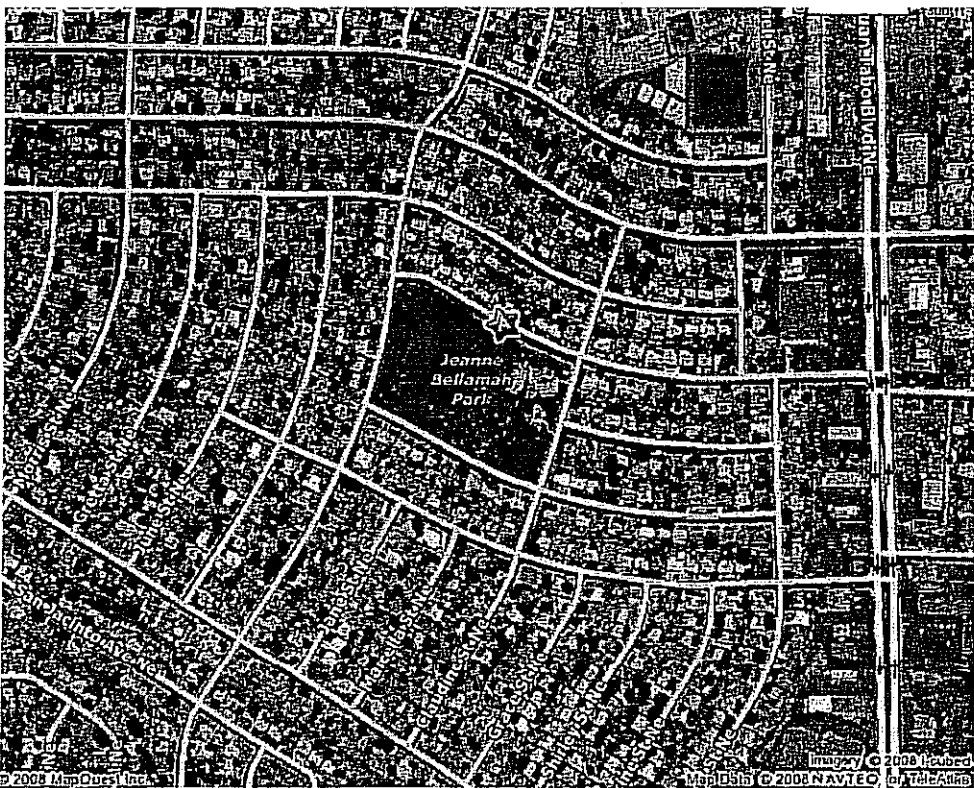
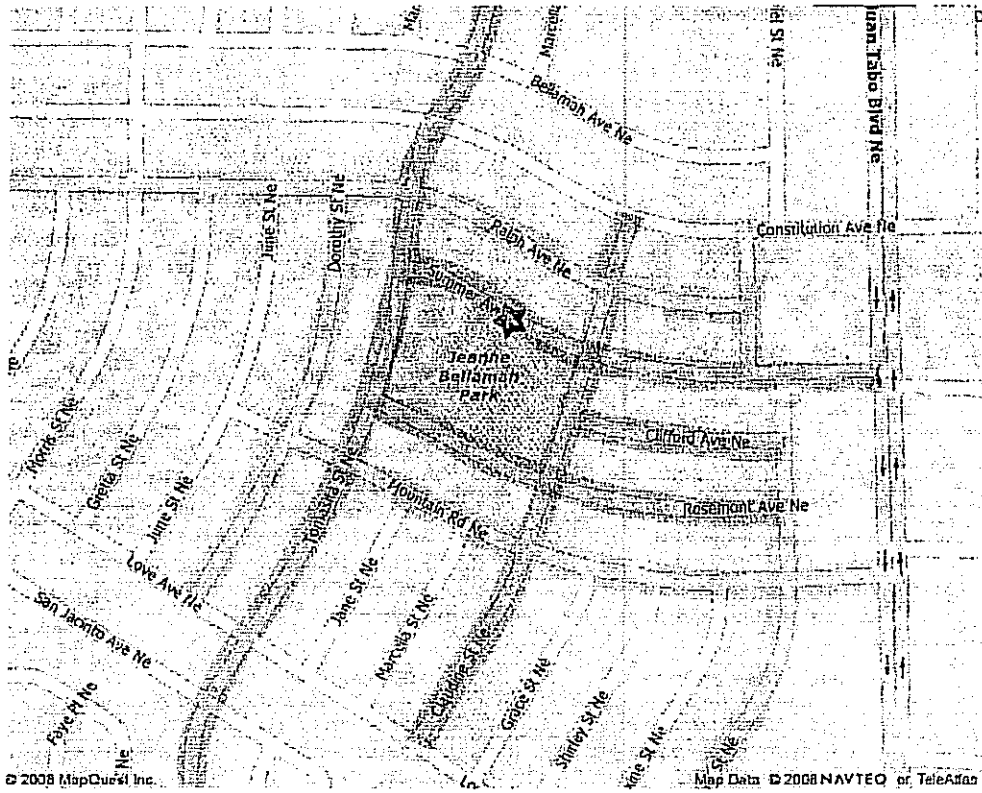
Office
Bathrooms
Reception area
Game Room
Computer Lab
Classroom 3

Table 2

Circle 1 responses on Full Size Gym		Total	Yes	No	Undecided	No Answer
	Claudine	3	1	1	0	1
	Clifford	5	0	3	2	0
	Rosemont	7	0	7	0	0
	Summer	4	1	3	0	0
	Tomasita	14	5	6	3	0
Sub Totals	Total Responses from these 5 Streets	33	7	20	5	1
	Overall Total Responses	340				
	% of Responses	9.71%	21.21%	60.61%	15.15%	3.03%
Circle 2 responses on Full Size Gym		Total	Yes	No	Undecided	No Answer
	Dorothy	15	5	6	4	0
	Mountain	14	3	5	3	3
	Muriel	17	2	11	1	3
	Ralph	12	6	2	2	2
Sub Totals	Total Responses from these 4 Streets	58	16	24	10	8
	Total # Responses	340				
	% of Responses	17.06%	27.59%	41.38%	17.24%	13.79%
Total Responses from all 9 Streets		91	23	44	15	9
Overall Total Responses		340				
% of Responses		26.76%	25.27%	48.35%	16.48%	9.89%

Circle 1 Responses on Mini Gym		Total	Yes	No	Undecided	No Answer
	Claudine	3	0	2	0	1
	Clifford	5	2	2	1	0
	Rosemont	7	0	5	2	0
	Summer	4	1	3	0	0
	Tomasita	14	6	5	2	1
Sub Totals	Total Responses from these 5 Streets	33	9	17	5	2
	Overall Total Responses	340				
	% of Responses	9.71%	27.27%	51.52%	15.15%	6.06%
Circle 2 Responses on Mini Gym		Total	Yes	No	Undecided	No Answer
	Dorothy	15	4	6	3	2
	Mountain	14	5	3	3	3
	Muriel	17	4	7	3	3
	Ralph	12	2	4	2	4
Sub Totals	Total Responses from these 4 Streets	58	15	20	11	12
	Total # Responses	340				
	% of Responses	17.06%	25.86%	34.48%	18.97%	20.69%
Total Responses from these Streets		91	24	37	16	14
Total # Responses		340				
% of Responses		26.76%	26.37%	40.66%	17.58%	15.38%

MAPS



Double Digit Responses (Full Size Gym)	Total	Yes	No	Undecided	No Answer
Martha	17	6	3	5	3
Muriel	17	2	11	1	3
Dorothy	15	5	6	4	0
Tomasita	14	5	6	3	0
Bellamah	14	7	4	2	1
Mountain	14	3	5	3	3
June	14	5	4	2	3
Ralph	12	6	2	2	2
Morris	12	4	7	1	0
Betts	10	1	7	2	0
Constitution	10	2	3	1	4
Total Responses from these Streets	149	46	58	26	19
Over All Total Responses	340				
% of Responses	43.82%	30.87%	38.93%	17.45%	12.75%

Double Digit Responses (Mini Gym)	Total	Yes	No	Undecided	No Answer
Martha	17	6	3	4	4
Muriel	17	4	7	3	3
Dorothy	15	4	6	3	2
Tomasita	14	6	5	2	1
Bellamah	14	3	4	3	4
Mountain	14	5	3	3	3
June	14	3	2	4	5
Ralph	12	2	4	2	4
Morris	12	3	6	2	1
Betts	10	2	5	3	0
Constitution	10	2	3	2	3
Total Responses from these Streets	149	40	48	31	30
Over All Total Responses	340				
% of Responses	43.82%	26.85%	32.21%	20.81%	20.13%