



LA VISTA MUNICIPAL CAMPUS MASTER PLAN

Draft

FALL 2024

PREPARED FOR THE CITY OF LA VISTA, NEBRASKA
BY RDG PLANNING & DESIGN

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EXECUTIVE SUMMARY

The La Vista Municipal Campus Master Plan outlines a forward-thinking strategy to modernize City Hall and the Community Center, ensuring these essential facilities meet the needs of residents, visitors and staff for decades to come. Rooted in community input, this plan addresses current challenges while creating a vibrant civic hub that reflects La Vista's growth, values, and vision for the future.

WHY THIS PLAN MATTERS

Over the past 30 years, La Vista has grown into a dynamic city, but its municipal facilities have not kept pace. City Hall and the Community Center face significant challenges:

- **Limited Space:** Crowded offices, staff and department separations, insufficient recreational areas and minimal storage.
- **Aging Infrastructure:** Failing mechanical systems that impact functionality and efficiency.
- **Accessibility Issues:** Persistent barriers that fail to meet current ADA standards.

These limitations hinder service delivery and fail to support the vibrant, inclusive community that La Vista residents deserve.

KEY ENHANCEMENTS

Guided by feedback from over 1,200 residents, the Master Plan prioritizes spaces that foster connection, accessibility and adaptability:

- **Modernized City Hall:** Expanded office space, upgraded council chambers and efficient layouts to enhance collaboration and public service.

- **Enhanced Community Center:** Flexible multi-purpose spaces, a dedicated senior area, a teen room and shared entries and gathering areas to encourage intergenerational engagement.
- **Improved Recreational Facilities:** A gymnasium with an elevated walking track, upgraded fitness areas, outdoor amenities and walking paths.
- **Accessibility and Inclusivity:** Comprehensive updates to address ADA compliance and ensure all residents feel welcome.
- **Sustainability and Efficiency:** Energy-efficient mechanical systems and sustainable design elements to reduce long-term costs and environmental impact.

A PHASED APPROACH TO IMPLEMENTATION

To ensure cost-effectiveness and minimal disruptions, the plan is divided into three phases:

1. **Phase One:** Address critical needs, including ADA compliance and initial additions and renovations to City Hall and the Community Center.
2. **Phase Two:** Add new facilities, such as a gymnasium, expanded recreation spaces and upgraded infrastructure.
3. **Phase Three:** Complete the vision with outdoor enhancements, including green spaces, walking paths and gathering areas.

A COMMUNITY-CENTERED VISION

This plan is shaped by the voices of La Vista residents. Input from surveys, focus groups, and events like La Vista Days highlighted the need for spaces that bring people together—places where neighbors can meet, kids can play and the community can thrive.

LOOKING AHEAD

The La Vista Municipal Campus Master Plan is more than a building project—it's an investment in the future. By prioritizing accessibility, sustainability and adaptability, this plan ensures La Vista will continue to be a welcoming, connected and vibrant city for all. Together, we're building spaces that reflect our community's spirit and support its growth for generations to come. This report documents and synthesizes space needs, staffing projections, community desires and trend research to provide the guidance necessary to take action. This information provides a strong foundation and springboard for advancing the final design and construction processes needed to improve campus efficiency and quality of life for La Vista residents. For a detailed outline of the next steps, refer to the Implementation Chapter. The following is a streamlined summary of immediate actions to consider.

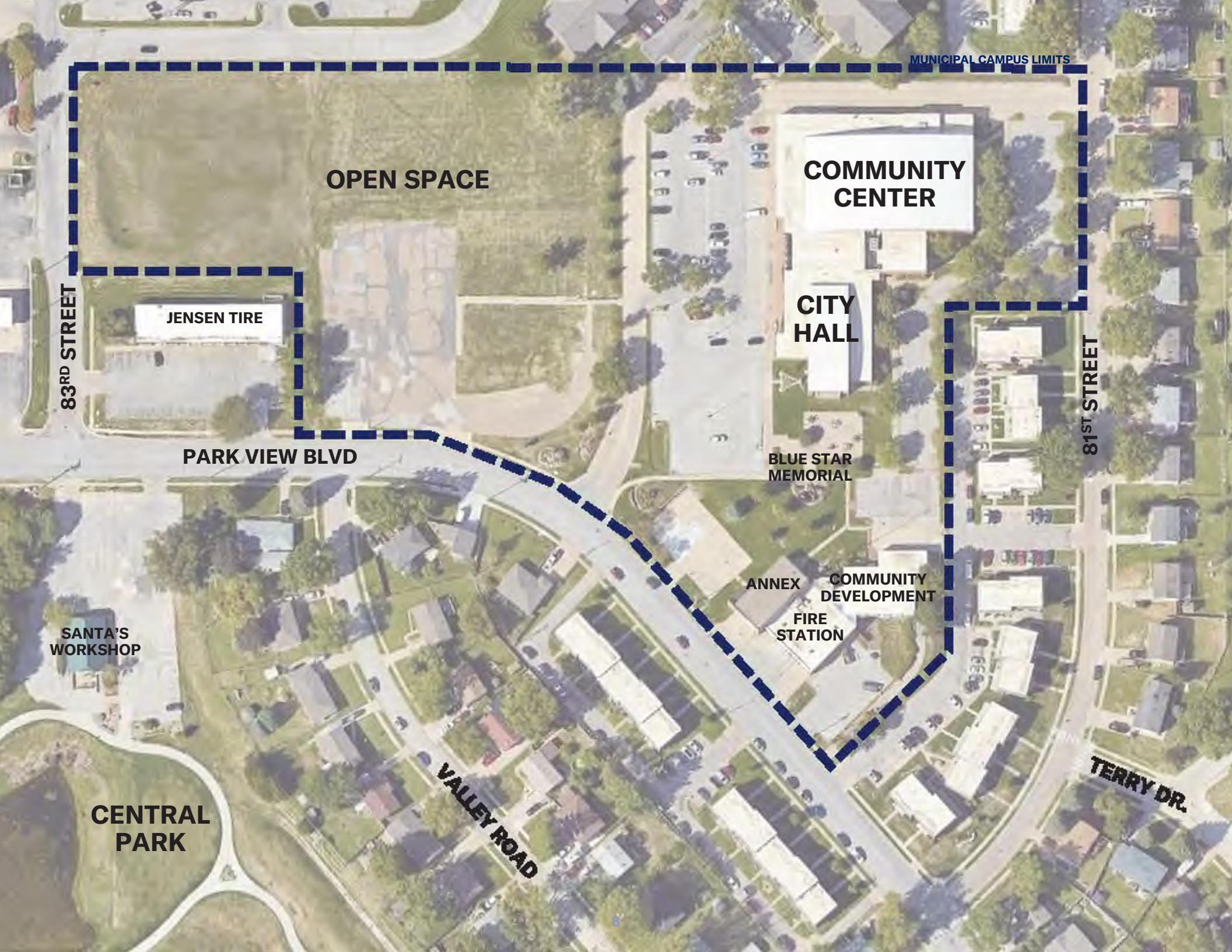
1. **Confirm Priorities and Funding Strategy**
2. **Address ADA Compliance Issues**
3. **Prepare Mechanical Replacement Plan**
4. **Initiate Next Phase of Design**

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INTRODUCTION

**AN OVERVIEW OF PROJECT
HISTORY, BACKGROUND AND
IMPORTANCE OF PLANNING**



83RD STREET

MUNICIPAL CAMPUS LIMITS

OPEN SPACE

JENSEN TIRE

COMMUNITY
CENTER

CITY
HALL

BLUE STAR
MEMORIAL

ANNEX
COMMUNITY
DEVELOPMENT

FIRE
STATION

PARK VIEW BLVD

SANTA'S
WORKSHOP

CENTRAL
PARK

VALLEY ROAD

TERRY DR.

LA VISTA BACKGROUND



La Vista is located in Sarpy County, the fastest growing county in the state. La Vista has changed dramatically over the past 60 years, from a small subdivision to a thriving community of over 16,000 people. Growth will naturally slow for the community as only a limited number of places remain to develop or redevelop. While county-wide growth creates great opportunities for the City, this demands that La Vista creatively leverage existing facilities to ensure the highest quality of services are made available to residents today and into the future.

Founded in 1960, La Vista is a young and dynamic city located southwest of Omaha, near Bellevue, Ralston and Papillion. The city is ideally positioned close to Offutt Air Force Base, Eppley

Airfield and major interstate highways. The name "La Vista," meaning "The View" in Spanish, reflects the scenic Big Papio Creek Basin enjoyed by the city's first residents.

La Vista's strategic growth plan and robust infrastructure make it a prime destination for businesses and skilled residents alike. Recent infill and development projects have enhanced the city's amenities, complementing its welcoming residential charm. While new developments progress, La Vista remains committed to maintaining and improving existing facilities and infrastructure. This ensures exceptional services for residents and supports the city's average daytime population of over 27,000 people, driven by a steady influx of visitors.

La Vista's Strategic Plan focuses on five overarching areas including; (1) Quality of Life and Community Identity, (2) Economic Vitality, (3) Infrastructure Investment, (4) Safe Community and Thriving Neighborhoods and (5) Governance and Fiscal Responsibility.

CITY VISION

La Vista's vision is to be a place where community isn't just a word, but a way of life; where strong leadership and a diverse economic base have built a great city; where passion and pride will ensure a bright future. The vision for La Vista is based on how we experience the city every day; a place where it is possible to Live Long, Work Hard, Shop Local, Have Fun, Move About and Prosper.

PURPOSE OF THE PLAN

BY THE NUMBERS

The City of La Vista is working to establish a vision for the future of the Municipal Campus, including the Community Center/City Hall building and the overall site.

The current Community Center and City Hall facility is over 30 years old!

A lot has changed since its construction. The needs of the community and City staff have outgrown the buildings on site. Mechanical systems are in need of attention, and community surveys indicate a desire for improved facilities.

Extensive consideration for redevelopment of this site will position the campus well within La Vista to capture potential growth and maintain a positive quality of life for existing residents.

As seen on the right, city population, City staff and city limits have all grown substantially over the past three decades while the Community Center and City Hall have only received minor improvements. This plan aims to prepare for the future of this facility and the City of La Vista.

WHAT HAS CHANGED IN THE LAST 30 YEARS?

LA VISTA CITY STAFF (FTES)

YEARS	1994	2024
CITY ADMINISTRATION	2.0	6.0
ADMINISTRATIVE SERVICES	4.5	11.5
COMMUNITY DEVELOPMENT	1.0	6.0
COMMUNITY RECREATION	3.5	10.5
	11.0	34.0

**1994 Resident Population
10,501**

**2024 Resident Population
16,346**

**2024 Services Provided to
27,000**



PROJECT OVERVIEW

The approximately 9.2 acre campus site is currently developed with an adjoined City Hall/Community Center building and fire station building that also houses the Community Development Department and a 2,300 SF general meeting/training room (The Annex). Within the Community Center is located the Recreation Department and "Senior Center."

THE GOALS OF THIS PROJECT INCLUDE:

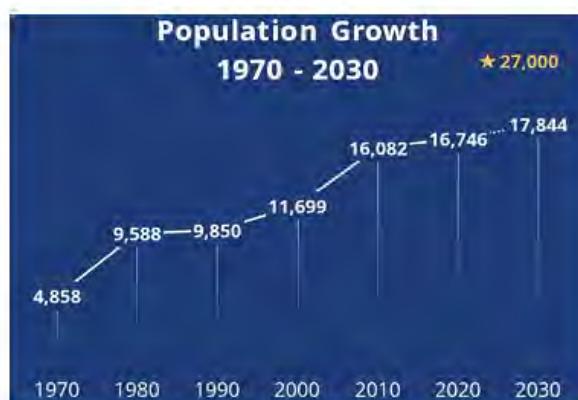
- Improve adjacencies and increasing the overall space and flexibility of City Hall and the Recreation Department offices, in accordance with modern work habits and office technology.*
- Expand service delivery capabilities for senior programs through new amenities offered within a Community Center concept similar in nature to that of a Senior Center but appealing to a wider range of the 55+ community.*
- Resolve accessibility concerns and deficiencies identified within the 2022 ADA Self-Check Survey.*
- Develop a plan that creates multi-generational spaces within the Community Center with flexibility that supports life-long activities for all members of the community, youth to adult.*
- Identify an on-site location for a Reflection Plaza, intended to be a space for the community to gather to honor and remember loved ones (veterans, community members) and reflect.*
- Create synergies between this Plan and Vision 84 related improvements including Central Park and City Centre.*
- Articulate a phased implementation plan that incorporates a rational method for project development.*

POPULATION & GROWTH

With the completion of several known development projects, the city's population is anticipated to increase 7% from 2020 to 2030. This growth does not consider any annexations.

To provide for the prosperity of La Vista's current and future residents, the City also provides certain services to those areas outside of the city limits but within the Extra-Territorial Zoning Jurisdiction (ETJ) that may one day be annexed into the city. La Vista conducts the zoning review, building permitting, code enforcement and occasional emergency response services to residential neighborhoods within La Vista's ETJ to ensure orderly development, land use and public safety. These neighborhoods currently include an additional 8,747 people.

Beyond city residents and people living within La Vista's ETJ, the City also provides services, such as public safety, to workers that commute to La Vista. It is estimated that the daytime population increases by over 2,000 people due to commuters working within the city limits. In total, City services – whether recreation, permitting or public safety – are provided to over 27,000 people on a regular basis.



PROJECT INTENT

The design team was hired to work collaboratively with City staff, Steering Committee and La Vista residents to provide planning and design services that assist in the development of a master plan to support future redevelopment of the campus site. This master plan incorporates the following components to support the overall goals of the project:

- Adequate space for efficient, effective and modern City Hall and Recreation Department administrative offices, and City Council chambers.*
- Remedied accessibility issues as identified in the 2022 ADA Self-Check Survey.*
- Meeting and activity space that is a welcoming crossroads for all ages, preferences and abilities.*
- Opportunities to develop open space as a Reflection Plaza and other public space with emphasis to support special events.*
- Creative solutions to connect with Central Park and the 84th Street corridor to create a distinct and memorable civic space that will be instrumental in enhancing quality of life.*
- Adequate parking areas and efficient traffic flow throughout the site with an emphasis on pedestrian safety.*
- Preparation for impending mechanical failures based on aging equipment in need of replacement.*
- Enhanced innovation and collaboration within City Hall and Community Development through adjacencies and shared spaces.*
- Improved, dedicated senior programming space.*
- Adaptability of space to handle ever-evolving staff, elected officials and community needs.*

PURPOSE OF THE PLAN

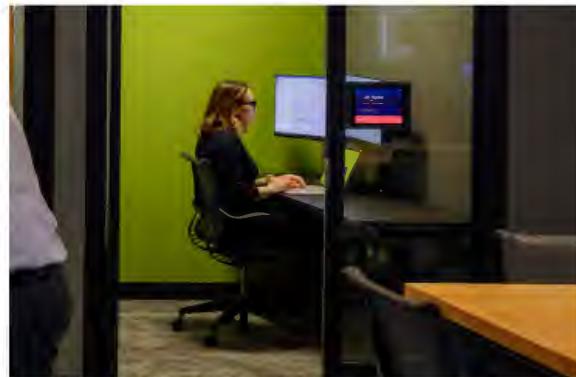
PREPARING FOR THE FUTURE WHILE MEETING DEMANDS OF TODAY

WORKPLACE

The modern workplace is undergoing a significant transformation. The shift to remote and hybrid work has resulted in employers focusing on designing inviting, flexible spaces that can easily adapt to continuously evolving employee preferences. Before the pandemic, there was a growing movement towards more open and collaborative work environments, and while the cramped cubicles and fluorescent lighting of yesteryear have continued to recede, our move toward a post-pandemic reality is bringing about even more changes to the workplace. Features that promote health and well-being are certainly front and center, but there has also been a shift in the way the office space is being utilized.

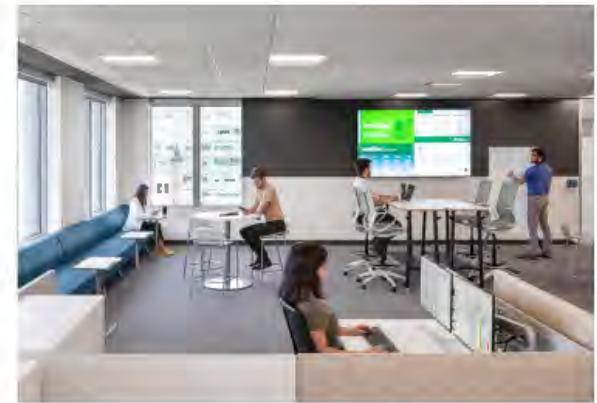
As hybrid work models become the norm, more employers are replacing single-occupancy offices with workstations supplemented by reservable focus rooms or "me" spaces and adaptable "we" spaces for casual meetings. This approach reduces wasted single-use office space, resulting in a more balanced office layout. Some larger businesses can further consolidate with shared workstations. However, this model is less effective for City staff, who need consistent yet flexible in-office schedules to serve the public effectively.

As this applies to La Vista, the existing space lacks these shared "me" and "we" spaces. An increase in meeting rooms, individual focus rooms and communal and informal meeting spaces is desired to support the work flow and collaboration between teams.



ME SPACES

Individual space that is dedicated for task focused work. These spaces can be reservable or used in conjunction with other flexible or adaptable spaces.



WE SPACES

Shared spaces that vary from individual to group use. Reservable or not, these spaces are not dedicated to an individual and are available for use by all.

RECREATION

Community recreation centers have always played a vital role in enhancing quality of life by offering spaces for physical activity, social interaction and personal development. They cater to today's diverse needs by promoting health and wellness, providing youth programs and serving as safe gathering spots for residents of all ages.

The pandemic forced a rapid shift in use, with a significant increase in virtual programming, outdoor activities and health-related services like vaccination clinics. The experience highlighted the need for adaptability and resilience in these community spaces.

As we move forward, community recreation centers must continue to evolve by incorporating hybrid models that blend in-person and online offerings, enhancing accessibility and focusing on public health and safety. At the same time, when evaluating future programming and facility use, embracing new technologies, adopting sustainable practices, staying attuned to emerging trends and community needs and anticipating changes in population and interests are crucial. By continually evolving, the City of La Vista Community Center can ensure it continues to serve as a vital, adaptable resource that meets both the current and future needs of the community.

For the City of La Vista, a potential shared entrance for City Hall and the Recreation Center will enhance the visibility of program offerings and the opportunities available to the public. With the revitalization and thoughtful addition of useful space, the plan is to strive for integrated and multi-use spaces while at the same time providing specific, scheduled use for senior programming, recreation functions, rental opportunities and

community events that will bring diverse groups of people together in an environment that encourages building relationships. Previous plans for the Municipal Campus have included recommendations for a separate Senior Center to be constructed on site. This topic was discussed with staff and seniors during the planning process and resulted in consensus that a separate facility was not desired, but that space dedicated for use by seniors would meet their needs while offering the benefits of intergenerational interaction within the Community Center.

According to the National Council on Aging, throughout one's lifespan, regular physical activity engagement has been linked to many aspects of brain health, including heightened memory, faster

processing, better concentration and problem-solving and a decrease in the chemicals that are present in several forms of dementia. Engaging in physical activities with others through intergenerational play also boosts brain health by supporting social connectedness, sense of place and meaning and mental health - all of which have been tied to cognitive function in older adulthood.

These metrics are further supported by feedback from seniors and teens during focus group meetings conducted as part of this planning process. Both groups expressed a desire for more opportunities to interact with neighbors who are either younger or older than themselves, respectively.

RECREATION TRENDS TO INFLUENCE PLANNING FOR THE FUTURE



MULTI-PURPOSE SPACES



INDOOR / OUTDOOR SPACES



DESTINATIONS



RAPID CHANGE



EQUITY + INCLUSION



ACTIVE + PASSIVE

PLANNING PROCESS

The plan's concepts flow from the opinions and perceptions of those who best know the City of La Vista: local residents and City staff. Gathering feedback at public events, regularly meeting with the steering committee and reviewing past community input survey information informed the proposed design of the redeveloped Community Center, City Hall and contextual Municipal Campus. Components of the planning and public engagement process included:

- **Steering Committee**

The project team met with the project steering committee periodically to discuss the coordination of events, the gathering of input and to review feedback and direction on important planning characteristics.

- **City Departments Workshop**

Shortly after the initiation of the project, a two-day workshop was held at the Municipal Campus to meet with City staff from a variety of departments and allow them to shape the future of the campus character and vision.

- **2018 Community Interest & Opinions Survey**

The 2018 Community Interest and Opinion Survey highlights critical areas for focus in site development, particularly in enhancing recreation facilities and programming. Content from this survey assisted the steering committee in the decision-making processes.

- **National Community Survey**

In spring 2023, the City conducted the National Community Survey (NCS), which revealed overwhelmingly positive feedback from residents. This feedback continues to validate the vision for the future of La Vista for City leadership.

- **Let's Eat, La Vista!**

On October 21, 2023, the project team and steering committee members joined forces with the Community Pancake Feed to host the first public engagement event for the project. This event framed up the project intent for the public and provided an opportunity for residents to provide guidance for the future.

- **Stakeholder Focus Groups**

In February and March of 2024, City staff facilitated multiple focus group meetings with eleven different stakeholder groups that currently use or have strong opportunities to use the Community Center. Feedback from these individuals helped to refine priorities.

- **La Vista Days**

On June 1, 2024, the project team hosted a 7-hour community engagement event at La Vista's annual La Vista Days Celebration. Items shared with the public included a project overview, preliminary design concepts, opportunities for comments and conversation, and a fun activity for people to show their support for planned programming for the Community Center.

"[I'm] excited to see this grow and hope it builds more community. We love living here and all the free events. My daughter would love more innovative playgrounds - free play areas both indoor and outdoor, nature play areas, etc."

Resident Quote from La Vista Days

400+

Attendees at Meetings and Events

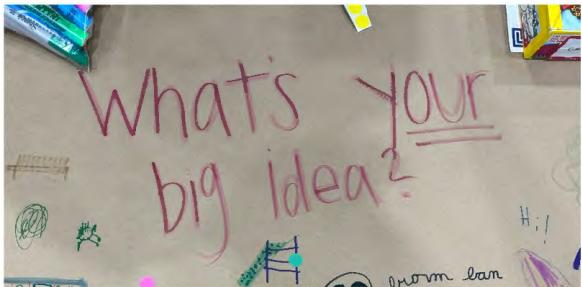
331 **3**

Visual Listening
Board Votes
(non-scientific
assessment)

Major Public
Engagement
Activities over
8 Months

500+

Program Preferences shared
during La Vista Days



CAMPUS NEEDS

**A LOOK AT PROJECT PARAMETERS
FROM PHYSICAL ASSESSMENTS
TO VISION AND STRATEGY**

SWOT ANALYSIS

INTRODUCTION

A Strengths, Weaknesses, Opportunities and Threats (SWOT) analysis is often used by businesses and organizations to give an assessment of a particular proposal, situation or project. The purpose is to provide an objective analysis that helps individuals or organizations make informed decisions and develop effective strategies as they plan for the future or take on new growth. For this plan, the analysis is tailored for a general existing facility condition to help develop a long-term master plan for the Municipal Campus. This analysis has been assembled after interviews and review of comments from staff assessments, on-site observations, review of existing facility drawings and plans and review of previously developed facility reports or assessments. Assessments provided in 2008, 2019 and 2022 have been reviewed and comments have been considered as references to these past assessments where relevant.

OVERVIEW

Items identified in the 2022 ADA Self-Check Survey that have not been remediated need to be a priority with any new work. Any deficiencies should be appropriately addressed by following guidance from the ADA Survey. Restrooms are of concern where clearances do not meet modern clearance requirements. As a public facility, it is in the best interest of the City that these items be addressed promptly.

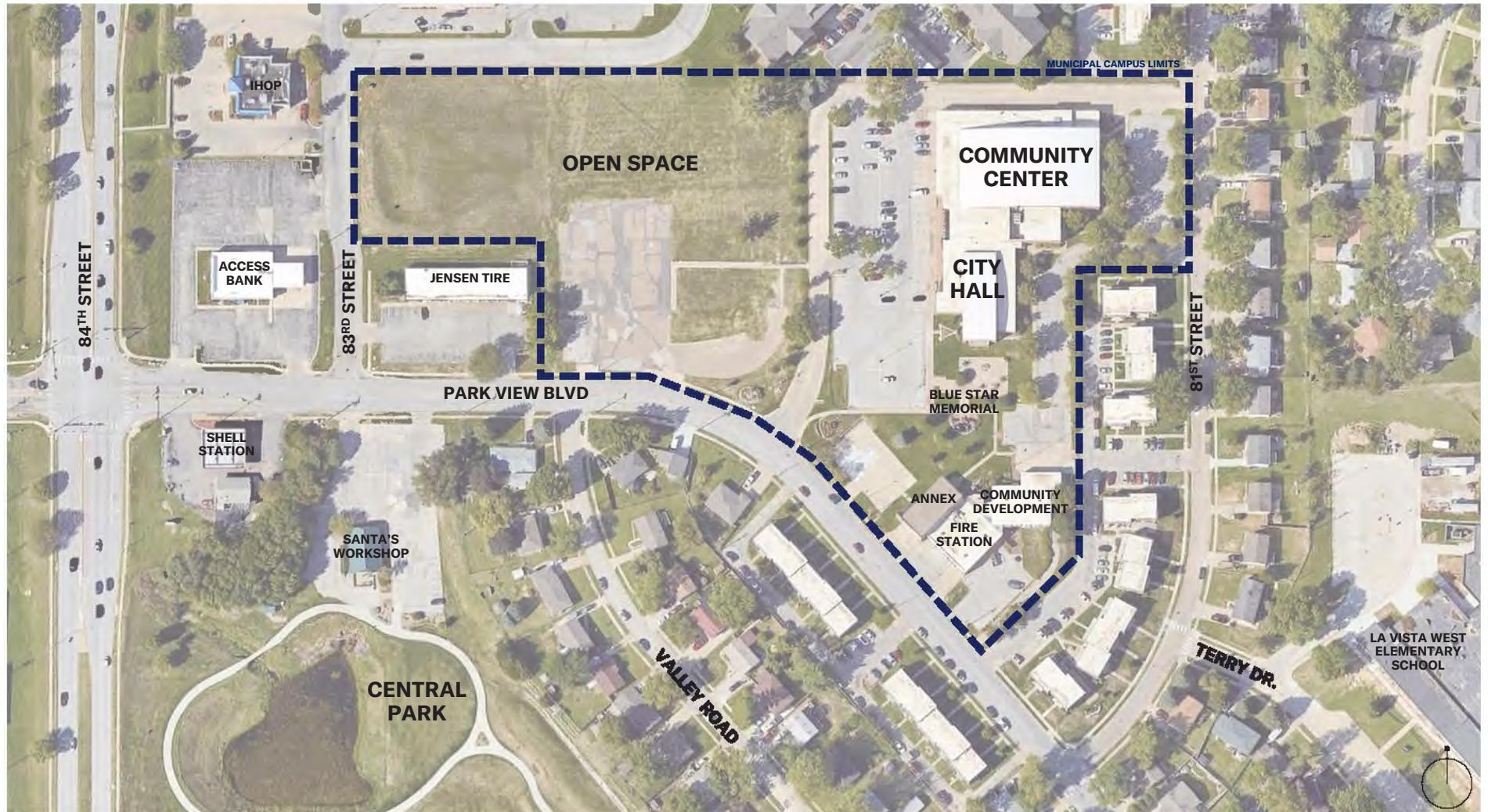
The City Hall and Community Center building was designed and constructed in 1992. At that time, it was viewed as an appropriate facility. It retains much of its design integrity. However, over the last 30 years, there have been numerous significant changes in mechanical equipment, construction materials and methods. Additionally, there have been significant changes in how buildings are used for both office and recreational uses. While the La Vista Community Center and City Hall have served their purposes, the facility is outdated, showing signs of age in both the equipment and space design. Though the facilities have outlasted a typical operation service life without significant renovations or upgrades, the City has significantly expanded its staff size and geography served since 1992.

PROCESS

The notes below indicate specific items throughout the facility that should be considered for future expansion of program and facility. These are not all-encompassing notes but provide an outline of considerations for several issues throughout the facility. As an architectural analysis, these items are intended to be architecturally objective within the guidelines of professional opinion and performance from similar projects, abstaining from making personal recommendations for the qualities of a space at this time.

Photos are provided at the conclusion of this report as general reference of existing facility conditions.

La Vista Municipal Campus Existing Conditions (2024)



STRENGTHS

Strengths highlight elements of the existing facility to be retained and point out systems to be recognized for their architectural value. Overall, the strengths of the existing campus facility and programming position it well for growth and adaptation in preparing for the next 30 years of the campus. Community interest is high, the City and City staff continue to evolve and the overall outlook for Municipal Campus use is positive.

- **Adapting to Existing Demand.** City Hall and the Community Center are in high demand. Staff has been adaptable and creative in use of spaces to get by, but have run out of options.
- **Architectural Volume.** The building provides a number of spaces that portray a strong architectural presence due to the volumes created. These spaces and the building's structural engineering allow for creative adaptability.
- **Daylighting in City Hall.** Existing clerestory windows allow for natural light to enter the facility, though management and screening of light when required is not user friendly.
- **Existing programming and use of Community Center.** Public engagement in the Community Center continues to show positive numbers throughout the day for multi-generational use. An expansion of the Community Center will help alleviate some of the congestion and programming for highly used spaces.
- **The 9.2-acre site has a large amount of open space to accommodate outdoor activities and additional programming.**

Figure 2: City Hall Lobby – Large architectural volume with natural light



- **There are numerous public engagement activities throughout the year, drawing thousands of people to the campus annually.** From a traditional business outlook, this creates an ideal condition to attract additional patrons to the community facility.

- **Location of Municipal Campus is central to La Vista community and city activity.** The core of residential neighborhoods are located within a short 5-10 minute drive of the facility. Studies show that community center success and use is related to neighborhood engagement; people are less likely to drive across town for community engagement activities and prefer to "stay local."

WEAKNESSES

Weaknesses are typically considered internal aspects of an organization or items that are within the City's control to change. If addressed, these items can enhance the operations and impact of the facilities and improve service to residents.

- **ADA Accessibility Issues.** The items identified in the 2022 ADA Self-Check Survey need to be prioritized in the planning for next steps. The Annex is also not ADA compliant.
- **Administration is crowded.** The original clerical area has become a cramped cubicle area. The former Vault, Chamber of Commerce office and several other spaces have been transitioned to offices and/or workspaces.
- **Division of administration offices between facilities.** The IT office is in the Community Center ceramics room and Community Center staff are separated in smaller areas throughout the facility.
- **Multi-purpose rooms are restrictive.** Current room geometry / layout does not work with current program needs.
- **Staff office functions are in non-office type locations.** Vault, ceramics room, first aid room, reception desk in Community Center entrance, storage in racquetball court.
- **Community Center staff and City Hall staff are disconnected within the facility.** Their office spaces are separate from one another and circulation between spaces is poor.
- **Finishes throughout are old, some failing and generally dated.** Some paint has been updated, but in general there hasn't been significant updating.

Figure 3: Community Center Recessed Game Area; currently restricted in potential use.



- **Acoustic concerns.** In the main entrance and recessed game area of the Community Center, the hard surfaces present significant reverberation, creating additional noise.
- **Community Development staff is located on campus, but within a separate building.** Most visitors to City Hall are visiting to inquire about permits and other community development services. Having these services located in a separate building often leaves visitors confused and frustrated.
- **While lighting into the city administration open office area is desirable, the light is direct and causes glare in work areas.** This light needs to be diffused light to create a soft cast and reduce working glare. Overall lighting in the facility needs to be addressed to align with energy efficiency and programmability available today.
- **Wayfinding, exterior signage and interior signage for guests should be updated throughout for clarity.** In addition, the ADA requirements for signage are not up to date and should be revised should any work be undertaken to meet ADA guidelines.
- **Inadequate Meeting/Training Space.** The Annex helps with this deficiency, but is a separate building and doesn't allow for efficient and adaptable use.
- **Sunken game area is restrictive.** This area could be reappropriated for alternate updated programming to better serve visitors.

OPPORTUNITIES

Opportunities for the facilities outline potential areas where development might occur to necessitate additional staff, new or expanded program offerings and additional spaces outside the immediate facility on the Municipal Campus. Many of the expanded program offerings would need more flexible use spaces.

- **ADA Compliance.** Upgrading essential features will not only enhance ADA compliance, but it will create welcoming environments for everyone. By prioritizing investments in ADA compliance, the City will significantly improve employee and visitor experiences and foster genuine inclusivity.
- **The size of the site offers space for architectural expansion.** Inclusion of new space would target flexible-use space with multi-function opportunities. Areas like the gymnasium can be expanded to the east, to incorporate expanded youth or senior programming and a walking track as well as ability to host small tournaments.
- **The size of the site offers space for additional amenities.** The area directly to the west of the Community Center is generally underutilized except for a few times a year. This area presents a significant opportunity to create engaging public space and programming for residents to use throughout the year.
- **New sports options.** Options such as pickleball, youth sports and various expanded fitness options can be incorporated into new or renovated areas inside the facility and out.

• **Connectivity to Park View Blvd and Central Park.** The development of City Centre and its connectivity with Central Park have created a new energy and expanded population for La Vista. A renovation to the Community Center would expand on this as an amenity for this area's ongoing development.

• **Incorporation of new technology throughout.** Since 2020, people have expanded how and where they work. Families have shifted toward clubs and public spaces where their children can engage in different activities while adults connect and catch up on work. The Community Center has the potential for additional foot traffic from this demographic.

• **Adaptable Training Space.** With no large meeting/training space available within City Hall currently, the inclusion of such a space could positively impact internal collaboration while providing more opportunities for community interaction and shared efficiency as a new Council Chambers.

• **Provision for defined walking track.** With the diversity of seasons/weather in Nebraska, indoor walking areas are at a premium for exercise and fellowship among senior demographics. From "mall walkers" to the current facility walkers that have required the creation of their own ad-hoc track, this type of amenity is on the request list from numerous patrons and is validated by its inclusion within many community centers in the region.

• **Community and staff pride.** Improvements to these facilities and the campus in general may lead to an increase in pride and ownership for community members visiting the facilities and staff choosing to spend their professional careers dedicated to public service.

Figure 4 - Aerial Site Image



THREATS

This section highlights factors that could affect facility performance, staff functions and community engagement. Aging facilities without upgrades risk losing patrons and declining over time. In contrast, upgrades create excitement, boost public engagement and improve staff morale and workplace culture. During discussions with City Hall and Community Center staff, the design team identified issues that could influence public satisfaction and staff well-being.

- **As the community continues to evolve, staff numbers will need to increase, and space could inhibit appropriate city services.**

Separation of City staff, Community Center staff and Community Development staff creates potential gaps in communication. Overloaded staff can create burnout and potential for loss of staff and successful organizational management.

- **Mechanical equipment lifespan.** Any equipment over 30 years old is functionally obsolete. It's possible to continue use, but a technical review of existing equipment would help to provide potential cost impacts of any anticipated near-term equipment failures.

- **ADA deficiencies – to date, only a few have been corrected.** The Americans with Disabilities Act was signed into law on July 26, 1990. The facility was submitted for permit and construction began prior to this date, therefore it has been "grandfathered" into prior requirements. However, it is in the best interest of the City to complete the improvements recommended in the 2022 ADA Self-Check Survey as soon as prioritized instead.

- **Reception areas lack security from public.**

These areas should be reviewed by City administration for security concerns and preferred procedure for addressing safety from public or engagement with public. In today's environment, it's important to have plans in place for active shooter or other similar dangerous scenarios and physical barriers are often important factors in those planning efforts.

- **City Hall cubicle layout.** Current cubicle layouts are dense, restrictive and limit access/egress opportunities. This causes concerns for staff safety, particularly when visible from public lobby space.

- **Lack of Visibility.** Current layout does not offer proper visibility for staff consistently working with one another. This limits productivity and collaboration.

- **Lighting/Equipment Inefficiency.** Staff has noted the chamber gets hot when current lighting is on. Existing lighting and other equipment should likely be replaced with modern, energy efficient solutions.

- **Detailed issues related to non-compliance with ADA standards.** The slope of the council chamber flooring is a ramp slope (7.3%) and a handrail is required to traverse this slope. Other items such as heights of restroom accessories are more easily addressed.

- **Division of current staff/teams may be reducing city service and community response efficiencies:**

1. Finance team is divided between different areas of the building.
2. Community Development, typically included within City Hall function, is in a separate building.
3. IT is located in the former ceramics room of the Community Center.
4. Recreation staff is split between City Hall and Community Center.
5. Clerk's department is split between spaces.
6. Barriers to team adjacencies exist throughout City Hall.

SUMMARY

The overall SWOT Analysis presents a consistent case for required improvement and expansion of City Hall and the Community Center to meet the demands of an evolving community, expanding city, growing staff and an aging facility. The strengths of the organization and facility support for future use and success, together with the opportunities listed above, show areas where future growth could be helped with a vision for a facility master plan. Phasing of work will be important to keep City and Community Center services running throughout any work as well as provide a means for managing project costs over a longer period of time.

The weaknesses outlined above are simply opportunities where the facility or programming can capitalize on an expanded or renovated facility. The threats are more immediate items that should be addressed to help staff and facility continue to operate at a level necessary for a metric of success. Each of these issues can be addressed within more detailed programming to understand existing staffing and space uses along with projected staffing and space uses. The outcome of this provides the long term strategy, or Master Plan, for how the La Vista Municipal Campus can prepare for the future.

The following images provide references to several spaces that present conditions outlined in the text above. These conditions have been discussed with City staff and some have been echoed by community feedback in various survey forms over the course of the master planning process.

Figure 5 - Community Center - Multipurpose Meeting Rooms



Areas are usable, but quality of space is significantly out of date. Areas are dark and lighting is poor; space is expandable, but uses are limited. Overall finishes and furniture could be updated.

Figure 6 – Kitchen



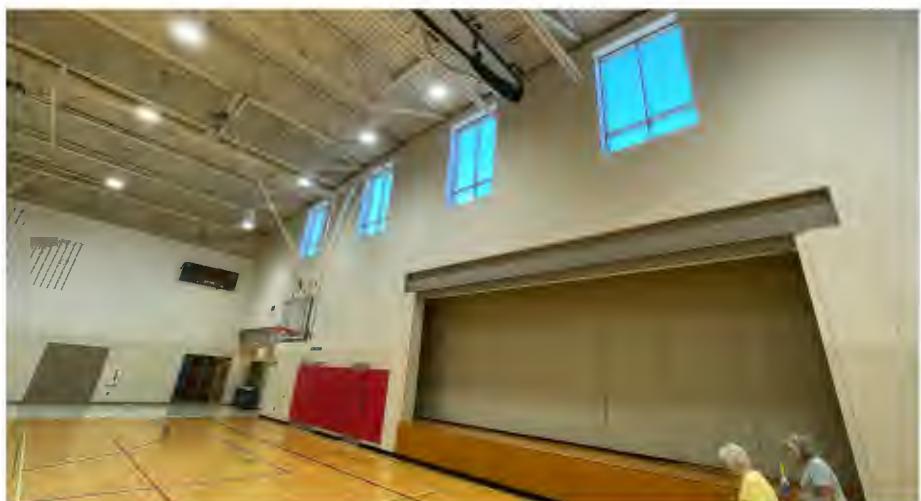
Existing kitchen equipment and area has been well maintained. Equipment and finishes appear to be in good condition.

Figure 7 - Stage / Dance Studio



Area is small for use as dance studio but should provide sufficient area for stage use. Lighting is not sufficient for programming or performance use. If used as a stage, backdrops need to be provided and a stage curtain needs to be installed at the proscenium. The current separation wall at the front of the stage is inoperable and remains closed.

Figure 8 - Multipurpose Gymnasium and Stage



Function of room overall is good. Area is sufficiently lit with updated fixtures and connection to outside windows. Room is acoustically “live” and would benefit from wall and ceiling treatments to improve acoustic quality. Wall finishes could be refreshed, flooring could be refinished. Overall, the space has limited capacity and functions with one main court and smaller cross courts. Spectator seating space is extremely poor. Trends for youth sports and pickleball could be better capitalized upon. People use the gymnasium as part of a “walking loop”, which creates various conflicts with other users and would benefit from a raised track. Expansion of gymnasium space would enhance the function and public engagement.

Figure 9 - Training Room



Area is over-crowded with multiple types of equipment while lacking appropriate circulation and buffer space for equipment.

Figure 10 - Community Center Admin Office



Area has multiple staff working from a smaller area as noted in other areas of the facility without enough space for copiers, storage files, desks and other office equipment. Lighting is poor. Visual and physical connection to Community Center is positive, but this office is not used as a public engagement office. Room is acoustically "live" and would benefit from sound attenuation on ceiling and walls.

Figure 11b - Community Center Restrooms



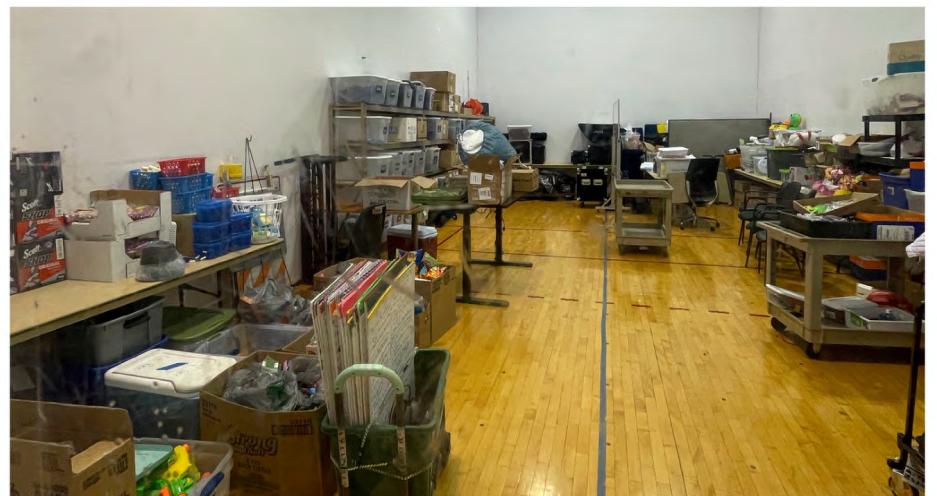
Lighting and finishes throughout are old and outdated. Lighting is insufficient, creating dark areas throughout. Lighting should be replaced with new fixtures, configured for modern lighting standards, finishes should be replaced with new and the restroom layout should be revised for greater efficiency.

Figure 11a - Community Center Showers



Locker rooms and showers overall need to be renovated. Floor drain presents ADA hazard as noted in the 2022 ADA report, finishes throughout should be updated, modern showers provide privacy partitions. Lighting in this area is inadequate and needs to be updated.

Figure 12 - Racquetball Court



Currently used for storage space. Courts can be repurposed to usable recreation space in lieu of storage. Added storage areas or off-site storage should be considered.

Figure 13 - Community Center 2nd Floor



City file storage. While retaining a backlog of files for multi-year record-keeping requirements, the area has become a repository for other items that need a place to be stored.

Figure 14 - City Hall Clerical Offices



Main desk where public transacts with the City staff is in this area and privacy is not available. Multiple cubicles have been placed in an area that was formerly workspace and smaller desks to accommodate the growth of the administration. Cubicles obstruct view to public transaction counter.

Figure 15 - City Hall Office Corridor



General reference. Space has become work area for staff. Note the copier, lateral storage and shredding bins located within corridor.

Figure 16 - City Hall Chamber and Inspector Office



Rooms have been parsed to create new office space where programming had not previously been planned for offices. Similar conditions exist throughout facility.

Figure 17 – Council Chambers with Dais



Overall function of room is acceptable; needs better access to dais, sloped floor is a ramp slope and needs a handrail or correction to a flat area. Fixed seating locks this area into few primary functions; room could be more adaptable to other uses with movable furniture. Room is generally dark and disconnected from the outside.

Figure 18 - City Hall Offices Corridor



Recycling bins need a centralized, specific location.

Figure 19 - City Hall Meeting Room



Room is generally dark, lacks storage, needs enough room for larger meetings, ability for modern teleconferencing and presentations, lighting is basic, furniture needs updating.

Figure 20 – Annex / Firehouse Mechanical Equipment



Typical mechanical equipment has an anticipated lifespan of 30 years, depending on service and maintenance. While some equipment has been replaced and all of it has been maintained, equipment older than 30 years is at the end of its service life and should be considered for replacement with newer, more efficient equipment.

CHARACTER ASSESSMENTS

CURRENT VS. FUTURE STATE

City staff members participated in an exercise to chart their perceptions on how their teams function currently and how they may function in the future. The information catalogued by this process helped to influence the space planning process and gauge comfortability with trends associated with workplace and recreation environments.

Some key aspects assessed by this process include:

1. Staff and operational characteristics including whether staff has potential to be distributed or only in-office, if interactions are delivered virtually and/or if processes and tasks are constant or adaptable.
2. Meeting dynamics regarding number of attendees and formal/casual nature.
3. Transparency and interaction, regarding open and closed spaces as well as internal and external engagement considerations.

Feedback consistently highlighted a shift toward greater adaptability, increased use of technology and enhanced openness and collaboration. This aligns with the recognition that much of the City staff's responsibilities involve in-person interactions with residents and businesses in La Vista. Discussions emphasized the importance of flexible work schedules and office requirements to maintain exceptional public service, while also considering recruitment strategies as leadership plans for continued success and valued team members.

PARTICIPATING DEPARTMENTS

- City Clerk
- Finance
- HR
- IT
- City Administration
- Recreation
- Community Events
- Senior Services + Special Services Bussing
- City Council
- Parks
- Community Development
- Police
- Public Works
- Library

STEERING COMMITTEE PLANNING PRIORITIES

1. Attracting and retaining diverse and superior talent
2. Enabling technology use
3. Efficient operation, including continuous improvement and cost-effective quality (being mindful of space and material use)
4. Promoting knowledge sharing through communication and collaboration



COMPARABLE FACILITIES

OVERVIEW

The following facilities were reviewed and toured to better illustrate the potential for the City Hall and Community Center. Comparable facilities offer a variety of services to the community and public service departments, providing inspiration for the design of the space to accommodate City staff and resident users. With the key considerations in mind, the following facility reviews create a program for the City of La Vista to model an improved community space and City Hall.

All of the facilities reviewed are in locations with somewhat similar population dynamics to La Vista. Positive and negative attributes from each visit were compiled and the following pages show example images from each facility toured as well.

FACILITIES TOURED

Columbus Community Building

- Columbus, NE

Air Park Community Center

- Lincoln, NE

Papillion Landing

- Papillion, NE

Valley Community Center

- West Des Moines, IA

West Des Moines City Hall

- West Des Moines, IA

Johnston City Hall and Town Center

- Johnston, IA

Altoona City Hall and Police Department

- Altoona, IA

POSITIVE ATTRIBUTES NOTED

- Drop-off lane and outdoor plaza with gathering space, yard amenities, and patio
- Secure, welcoming entrance with warm tones and comfortable furniture
- Flexible meeting spaces: multi-generational rooms, small meeting rooms, multipurpose rooms with storage
- Library mini-branch and café space within facility
- Dedicated youth and senior spaces, with play areas and kitchen
- Lounge and informal gathering areas for casual connections
- Outdoor recreational spaces: basketball court, walking track, turf area
- Flexible indoor spaces: Council Chambers, gym with carpet tiles and partitioned rooms for larger events
- Technology inclusion: iPad room schedules, integrated white noise, screen for GIS mapping
- Ample natural light with floor-to-ceiling windows and easy-to-clean surfaces
- Acoustics solutions: soundproofing, acoustic panels and strategic ceiling design
- Convenient employee spaces: mudroom, storage and hoteling options
- Functional workspaces: adjustable tables, high-top communal tables and sit-to-stand desks
- Public restrooms with timed locks; coat racks and shoe shelves near gym
- Visual elements: public art, history wall, interactive lobby features
- Practical amenities: privacy phone booth, computer for digital forms, integrated local materials like salvaged limestone from old City Hall building

NEGATIVE ATTRIBUTES NOTED

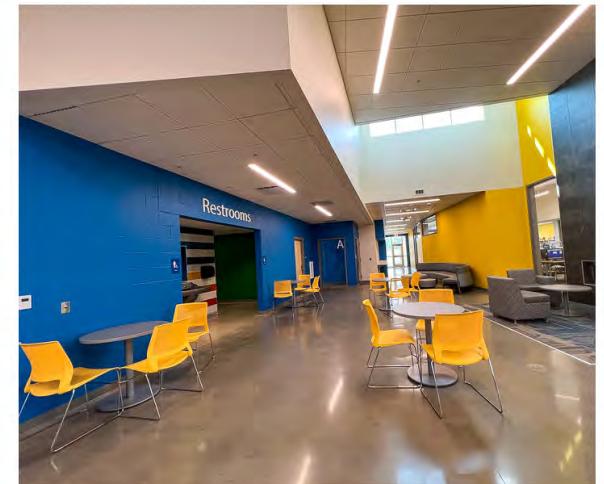
- Feel of cold, utilitarian, corporate, "cookie cutter," not welcoming environments
- Lack of visibility to receptionist
- ADA requirements not met
- Copy machines separated into their own room (prohibits interaction and monitoring)
- Lack of separate room adjacent to Council Chambers for executive session
- Lack of consideration for adjacency and for future adaptation
- Recreation space that competes with YMCA/ private recreation facilities
- 90% of activity/fitness spaces are on upper level
- Poor wayfinding and layout – lack of flow, lack of information
- Low ceilings
- Tight quarters, cramped & unwelcoming layout
- Layout not conducive to interaction due to segregation between departments
- Lack of storage
- Office footprint too small for visitor seating
- Collaboration zones that are "on display" or disruptive
- Awkward, uncomfortable furniture

Columbus Community Building (City Hall, Children's Museum and Library)



Air Park Community Center and Williams Branch Library

Photos from lincoln.ne.gov



Papillion Landing

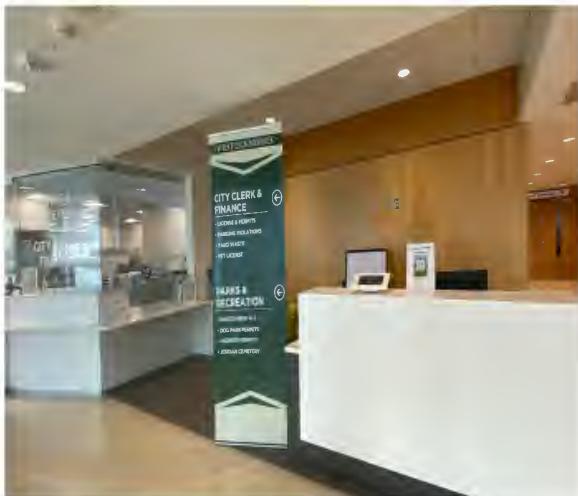
Photos from alleypoyner.com



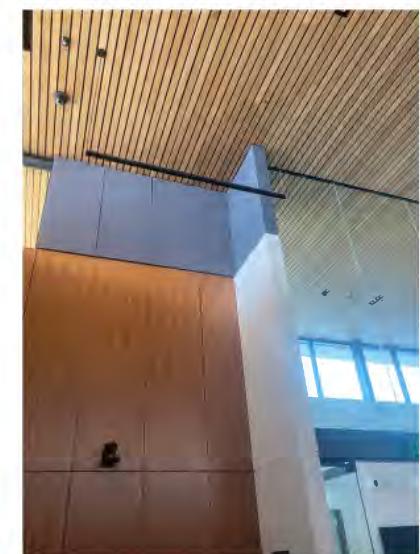
Valley Community Center



West Des Moines City Hall



Johnston City Hall and Town Center



Altoona City Hall and Police Department



PROJECTED SPACE PROGRAM

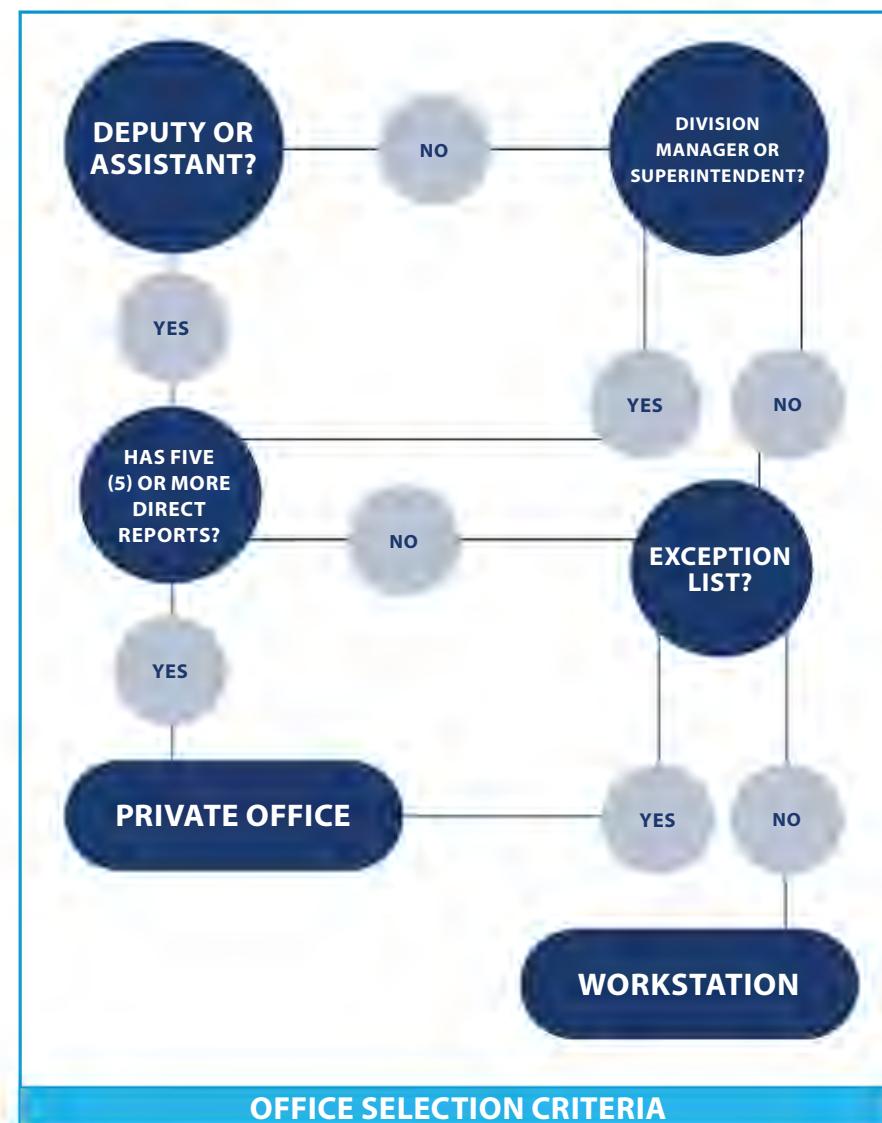
STAFFING PROJECTIONS - 2034

OVERVIEW

To appropriately prepare for the future demands of City Hall and the Community Center, City staff completed an internal planning process to identify and project the total staff needed to effectively and efficiently serve La Vista residents. The goal of this process is to have a clear vision for future space needs associated with workspace and recreation services. These staffing projects, which look one decade ahead to 2034, have helped to inform the capacity and organization of the updated conceptual floor plans included within this report.

OFFICE VS. WORKSTATION SELECTION

Ensuring the office space could be as flexible as possible, the steering committee came to the consensus that workstations (modular work areas, aka: cubicles) would allow for adaptability in how teams operate. Adjustable variables include quantity of individuals, proximity to teams and department work flow. To assist with private office and workstation allocation, the steering committee devised a flow chart to determine private office and workstation allocation.



Staff Projections by Department		2024	2034
		Current	Projected
City Administration		6	9
City Administrator	Full-Time	1	1
Deputy City Administrator	Full-Time	0	1
Assistant City Administrator/Director of Community Services	Full-Time	1	0
Assistant to the City Administrator	Full-Time	1	1
Executive Assistant	Full-Time	1	1
Director of Community Services	Full-Time	0	1
Intern	Part-Time	0	1
Communication Manager	Full-Time	1	1
Communication Specialist	Full-Time	1	1
Digital Content Specialist	Full-Time	0	1
Administrative Services		1	2
Director of Administrative Services	Full-Time	1	1
Asset, Parking and Transportation Manager	Full-Time	0	1
City Clerk		4	6
City Clerk	Full-Time	1	1
Deputy City Clerk	Full-Time	1	1
Administrative Assistant	Full-Time	0	1
Administrative Assistant II	Full-Time	1	1
Administrative Assistant I/Receptionist	Part-Time	1	2
Finance		4	6
Finance Director	Full-Time	1	1
Assistant Finance Director	Full-Time	1	1
Accountant	Full-Time	1	1
Accounting Clerk	Full-Time	1	1
Budget Analyst	Full-Time	0	1
Purchasing Coordinator	Full-Time	0	1
HR		2	4
HR Director	Full-Time	1	1
HR Generalist	Full-Time	1	1
HR Assistant	Full-Time	0	1
Training Coordinator	Full-Time	0	1
IT		1	2
IT Manager	Full-Time	1	1
IT Technician	Full-Time	0	1

Staff Projections by Department		2024	2034
		Current	Projected
Community Development		6	11
GIS Specialist	Full-Time	0	1
Community Development Director	Full-Time	1	1
Deputy Community Development Director	Full-Time	1	1
Permit Technician	Full-Time	1	1
Associate Planner	Full-Time	1	0
Senior Planner	Full-Time	0	1
Planning Intern	Part-Time	0	1
Chief Building Official	Full-Time	1	1
Building Inspector II	Full-Time	1	1
Building Inspector I	Full-Time	0	1
Economic Development Coordinator	Full-Time	0	1
Civil Engineer	Full-Time	0	1
Recreation		27	42
Recreation Director	Full-Time	1	1
Assistant Recreation Director	Full-Time	1	1
Administrative Assistant II	Full-Time	1	1
Youth and Adult Sports Manager	Full-Time	1	1
Recreation Attendants	Part-Time	15	18
Recreation Attendants	Full-Time	0	4
Custodian	Part-Time	1	0
Custodian	Full-Time	0	2
Recreation Superintendent	Full-Time	0	1
Recreation Coordinator	Full-Time	0	1
Senior Services Manager	Full-Time	1	1
Program Coordinator	Full-Time	0	2
Special Services Bus Driver	Part-Time	3	0
Special Services Bus Driver	Full-Time	0	4
Community Events Coordinator	Full-Time	1	1
Recreation Attendant - Events/Link	Part-Time	2	4
Public Works		3	5
Building Superintendent	Full-Time	1	1
Building Technician	Full-Time	1	1
Building Maintenance Worker II	Full-Time	1	1
Building Maintenance Worker I	Full-Time	0	2

Total Number of Positions: **54** **87**

Full-Time	17	26
Part-Time	1	3

Clarifying Notes
Assistant City Administrator to be reclassified to Deputy City Administrator by 2034
Director of Community Services to be stand-alone role by 2034
Associate Planner to be reclassified to Senior Planner by 2034

PROJECTED SPACE PROGRAM

CONCEPTUAL SPACE DIAGRAM & ITEMIZED SPACE NEEDS

OVERVIEW

RDG facilitated multiple workshops with City of La Vista staff to understand the space needs for each department. To assist with this effort, surveys and tours were conducted to understand potential future needs, current deficits and best practices. Once each of the teams presented their initial desires, steering committee members worked together to find efficiencies and synergies between departments.

The following itemization of space needs quantifies all projected spaces for the City Hall and Community Center. Translating the spaces into the existing building footprint yielded opportunities to consolidate space and to find efficiencies. The chart identifies spaces that were impacted and to what degree. See the Conceptual Space Floor Plan Diagram for a visual representation of how this translates to the existing building and proposed addition spaces.

Included within the space program table on the following pages is first the requested amount of space in both net and gross square footage. Final net square footages were able to be identified because this process is a building renovation and addition. Therefore, the final comparisons of space are a summary of net square footages. The gross square footage (total building size) is included as well, for a holistic view of the quantities shown on the Conceptual Space Floor Plan Diagrams, found later in this report.



Collaboration Workshop - Conceptual Space Diagramming

"Net square footage" refers to the usable floor space within a building, excluding walls and non-occupiable areas like hallways and stairwells, while "gross square footage" is the total area of a building, including all spaces, even those not usable, measured from the exterior walls.

Space Description	Requested Space Needs				Realized Space Needs
	QTY	Net Square Feet	Total Net Square Foot	Total Gross Square Foot	
Based upon 65% - 72% efficiency					
City Hall / City Administration		12,698	17,142		
Public Space		3,000	4,050		
Lobby	1	1,000	1,000		
Council Chamber	1	2,000	2,000		
City Hall Offices & Workstations		4,438	5,991		
City Clerk		460	621		
Reception	1	64	64		
City Clerk	1	140	140		
Deputy City Clerk	1	64	64		
Administrative Assistant I	1	64	64		
Administrative Assistant II	1	64	64		
Administrative Assistant III/Accounting Clerk	1	64	64		
City Admin		1,064	1,436		
City Administrator	1	240	240		
Deputy City Administrator*	1	140	140		
Executive Assistant	1	64	64		
Director of Community Services*	1	140	140		
Assistant to the City Administrator	1	64	64		
Communication Manager	1	64	64		
Communication Specialist	1	64	64		
Digital Content Specialist*	1	64	64		
Intern*	1	64	64		
Hoteling Stations	4	40	160		
Admin Services		204	275		
Director of Administrative Services	1	140	140		
Asset, Parking and Transportation Manager*	1	64	64		
City Council		180	243		
Mayor's Office	1	140	140		
City Council Workstation	1	40	40		
IT		378	510		
Information Technology Manager	1	64	64		
IT Technician*	1	64	64		
Computer Equipment Storage	1	150	150		
Computer Area	1	100	100		
Finance		368	497		
Finance Director	1	140	140		
Assistant Finance Director	1	64	64		
Accountant	1	64	64		
Accounting Clerk	1	64	64		
Filing	1	36	36		
Based upon Floor Plan Diagram					
		13,745			
		5,100			
	1	3,000			
	1	2,100			
		4,721			
		460			
	1	64			
	1	140			
	1	64			
	1	64			
	1	64			
	1	64			
		1,160			
	1	240			
	1	140			
	1	64			
	1	140			
	1	64			
	1	64			
	1	64			
	1	64			
	4	256			
		204			
	1	140			
	1	64			
		268			
	1	140			
	2	128			
		378			
	1	64			
	1	64			
	1	150			
	1	100			
		368			
	1	140			
	1	64			
	1	64			
	1	64			
	1	64			
		36			

Space Description	Requested Space Needs				Realized Space Needs
	QTY	Net Square Feet	Total Net Square Foot	Total Gross Square Foot	
Community Development			1,256	1,696	1,295
Community Development Director	1	140	140		140
Deputy Community Development Director	1	64	64		64
Permit Technician	1	64	64		64
Chief Building Official	1	64	64		64
Senior Planner*	1	64	64		64
Associate Planner	0	64	-		64
Planning Intern*	1	64	64		64
Building Inspector I*	1	64	64		64
Building Inspector II	1	64	64		64
Civil Engineer	1	64	64		64
GIS Specialist	1	64	64		64
Flat File Layout Space	1	100	100		75
Storage/Plotter Room	1	300	300		300
Filing	1	120	120		120
Survey Equipment Storage	1	20	20		20
HR			528	713	588
Director	1	140	140		140
Generalist	1	64	64		64
HR Assistant*	1	64	64		64
4 -Person Meeting Room	1	140	140		200
Filing	1	20	20		20
Storage	1	100	100		100
Conference Rooms			1,376	1,858	1,300
Focus Room	4	80	320		260
6-Person Meeting Room	3	224	672		480
12-Person Meeting Room	1	384	384		560
Common			2,320	3,132	1,605
Work Room	1	600	600		480
Mail Room	1	140	140		85
Reference Historical Space	1	100	100		100
Open Collaboration Space	2	120	240		200
Copy/Print Zone	2	40	80		40
Break Room	1	1,000	1,000		510
Wellness Room	1	80	80		140
Refreshment Station	1	80	80		50
Support Space			1,564	2,111	1,019
Storage/Supply Room	1	400	400		280
Storage Room	1	150	150		150
Filing	1	64	64		64
Equipment storage room	1	200	200		-
Brand storage room	1	200	200		-
Video production studio	1	550	550		525
Media interview space	0	-	-		-

Space Description	Requested Space Needs				Realized Space Needs
	QTY	Net Square Feet	Total Net Square Foot	Total Gross Square Foot	
Community Center / Recreation Department				49,040	62,771
Recreation Offices & Workspace				1,046	1,339
Recreation Director	1	140	140		
Assistant Recreation Director	1	140	140		
Administrative Assistant II	1	64	64		
Youth and Adult Sports Manager	1	64	64		
Recreation Coordinator*	1	64	64		
Senior Services Manager	1	64	64		
Community Events Coordinator	1	64	64		
Recreation Attendant (Events/Link)	1	40	40		
Floor Staff - Check in Space	1	150	150		
Recreation Superintendent*	1	64	64		
Program Coordinator*	2	64	128		
Staff Lockers	1	64	64		
Lockers				1,200	1,536
Men's General Locker Room	1	400	400		
Women's General Locker Room	1	400	400		
Universal - Individual Locker Rooms	4	100	400		
Public Entry / Administration / Senior Center				12,014	15,378
Meeting / Multi-Purpose Room (Divisible)	1	1,000	1,000		
Meeting / Multi-Purpose Room Storage	1	300	300		
Multi-Purpose Room	1	1,600	1,600		
Community / Event Room	1	2,300	2,300		
Concessions / Café	1	500	500		
Lounge / Gathering / Social Interaction	3	300	900		
Computer Stations	2	40	80		
Print Station	1	40	40		
Study Room	2	80	160		
6-Person Meeting Room	1	224	224		
Circulation Desk	1	80	80		
Donated Library Shelves	1	80	80		
Library Storage	1	100	100		
Tenant Space	1	500	500		
Game Room / Teen	1	1,000	1,000		
Arts & Crafts	1	900	900		
Library Space	1	750	750		
Senior Dedicated Space	1	1,500	1,500		

Space Description	Requested Space Needs				Realized Space Needs
	QTY	Net Square Feet	Total Net Square Foot	Total Gross Square Foot	
Recreation				27,950	35,776
Recreation Gymansium - Existing	1	7,450	7,450		1
Recreation Gymansium - New	1	9,000	9,000		1
Gymansium Storage	1	1,000	1,000		1
Spectator	1	500	500		3
Racquetball Court - Existing	1	800	800		1
Jogging/Walking Track	1	5,000	5,000		1
Group Exercise Studios (Spin, Yoga, other)	3	1,000	3,000		4
Child Watch / Kids Play	1	1,200	1,200		1
Fitness & Weights				3,200	4,096
Cardio	1	1,500	1,500		1
Free Weights	1	500	500		1
Weight Machines	1	1,000	1,000		1
Functional Fitness	1	200	200		0
Common				80	102
Refreshment Station	1	80	80		1
Support Space				3,550	4,544
Storage Room - Events/Rec Programs	1	800	800		1
Storage Room - Tables/Chairs	1	450	450		1
Storage Room - Athletic Equipment	1	800	800		1
Storage Room - Senior Supplies	1	500	500		1
Workroom/File room	1	600	600		1
Custodial Closet	1	400	400		2
Municipal Building Total Square Feet:				61,738	79,914
				Net	Gross
					82,394
				Gross	

Clarifying Notes

- * New/modified roles based on 2034 staff projections
- Workroom/File Room reduced and supplemented by digital and technology platforms
- Multimedia Studio was eliminated as other shared space throughout facility could be leveraged and utilized
- Where Storage was reduced, team sought to leverage and share alternative spaces throughout facility
- Total number of Multipurpose Rooms were reduced from projections to align with projected scheduling and public usage
- Projected Circulation Desk to be captured through digital kiosk as vision of Library presence continues to evolve
- Gymnasium sizes reduced slightly to align with existing square footage and availability of building addition space
- Functional Fitness space combined with other fitness zones as identified in program

Statement of Projected Program Spaces

Program Summary

Scope	Existing Program	2008 Program	2024 Program	2024 Realized
Gross SF				
Municipal Building				
City Administration	8,532	15,661	17,331	
City Administration Office & Workspaces	3,065	5,083	5,937	
City Administration Common Space	1,090	3,380	4,990	
City Council Chambers	3,660	3,627	4,293	
Support Spaces	717	3,571	2,111	
Recreation	25,226	50,915	62,771	
Recreation Common Spaces	17,503	47,639	56,888	
Recreation Office & Workspaces	1,253	1,599	1,339	
Recreation Support Spaces	6,470	1,677	4,544	
Total Square Footage	33,758	66,576	80,103	82,394

Separate Facilities

Community Development	982
Outside Departments	2,458
Office & Workspaces	2,086
Annex Building Support Space	372

Does not include Public Works, Building & Grounds, nor Fire Station #1

Does not include Public Works, Building & Grounds, nor Fire Station #1

*2008 Square Footage does not account for Walking Track; 2024 numbers reflect required square footage of walking track
2008 program did not include square footage for walking track proposed within that study.*

2024 program does reflect required square footage for proposed walking track.

COMMUNITY ENGAGEMENT SUMMARY

OVERVIEW

As noted in the Introduction, many processes have been implemented through this planning effort to ensure the voices of La Vista residents and City staff are heard and honored. The process benefited greatly from work done in the past as well. The results from both the 2018 Community Interest and Opinions Survey and the 2023 National Community Survey conducted in La Vista provided a solid foundation for this work to build on. This information, paired with significant community knowledge provided by City staff and City leadership, allowed the planning and execution of strategic community engagement opportunities to ensure past and current feedback was being interpreted correctly.

The three project-specific community engagement processes implemented during this planning effort (“Let’s Eat, La Vista!,” Stakeholder Focus Groups and “La Vista Days!”) were set up intentionally to seek guidance, provide focused conversations and validate proposed solutions. The feedback provided by the public during these events was synthesized to produce a final plan that is steeped in the knowledge and desires of La Vista residents, ensuring it is the right plan for La Vista’s future.

COMMUNITY INTEREST & OPINIONS SURVEY

The 2018 Community Interest and Opinion Survey highlights critical areas for focus in site development, particularly in enhancing recreation facilities and programming. The community expressed a strong demand for an indoor running/walking track, swimming pool, fitness room, dog park and splash pads. These facilities should be prioritized in any new development or upgrade to meet the significant unmet needs identified by residents. Additionally, programming for adult fitness, wellness classes, special events and youth activities are highly sought after, suggesting that flexible spaces within the development could be valuable for accommodating these programming opportunities.

This survey underscores the importance of integrating technology and library services into community spaces. High demand exists for book rentals, eBook access and computer/technology training, particularly for children. Incorporating these elements into the design of community spaces would align with residents’ needs and expectations. Overall, the findings indicate that future developments should focus on providing versatile and well-equipped spaces that cater to both recreational and educational needs, ensuring high utilization and community satisfaction.

NATIONAL COMMUNITY SURVEY

In spring 2023, the City of La Vista conducted the National Community Survey (NCS), which revealed overwhelmingly positive feedback from residents, with 93% rating the city’s quality of life as good or excellent, and nearly all residents feeling safe in their neighborhoods and downtown areas. La Vista’s public safety services were highly praised, and the city met or exceeded national benchmarks in 130 of 139 areas, ranking in the 90th percentile nationally for its overall direction. However, the survey also highlighted a need to improve community connection, as only 37% of younger residents (ages 18-34) and 56% of newer residents felt a strong sense of community, compared to higher ratings among older and long-term residents. This suggests a focus on enhancing engagement, particularly for those who moved to La Vista during the pandemic.



LET'S EAT, LA VISTA!

Hosted in conjunction with the citywide community pancake feed on Saturday, October 21, 2023, this event was located in the Community Center gymnasium. A series of visual aids were created to orient attendees to the purpose of the project and solicit their input about the future of the Municipal Campus.

- **Visual Listening/Sticker Voting**

Visual listening boards evaluated support for precedent/programming options. 1-5 stickers were used per person and 331 votes were received in total.

- **"What's Your Big Idea?"**

This drawing/free-writing table pushed people to think outside the box. This was a hit for kids who showed support for wacky/fun and mostly outdoor solutions with a focus on play.

- **Current Draws to Campus**

While many residents noted attending free events at the Community Center, most noted they only find themselves on campus a few times a year.

- **"What's Missing on Campus?"**

When thinking about the interior of the Community Center, visitors noted the need for child-watch on site, more space for and more variety in work-out equipment, a walking track, a teen room and dedicated senior space. When thinking of outdoor amenities and spaces, programmed play areas, including water play and skating opportunities, were brought up. Open green space for a variety of public events and activities were common desires.



COMMUNITY ENGAGEMENT SUMMARY

STAKEHOLDER FOCUS GROUPS

Throughout February and March, 2024, City staff facilitated over twenty focus group meetings with eleven different Community Center user groups. These groups were asked consistent questions about the Community Center to help guide the finalization of planning for the facility. While detailed answers and conversation varied between meetings, there were many common themes in the feedback received. The information provided on this page is a summary of feedback received.

Focus Groups:

- Community Groups
- Current Users
- La Vista Employees
- La Vista Resident Employees and Families
- Parents with Youth in Programming
- Parks & Rec Advisory Committee
- Quarter-Mile Radius Neighbors
- Community Center Renters
- Schools & Daycare Providers
- Seniors
- Teens

Q1: What do you like/dislike about these spaces?

Likes:

- Location within City
- Accessible design - one level with sufficient parking
- Flexible meeting rooms/rental spaces available
- Gym - multiple hoops, can be divided
- New paint and flooring

Dislikes:

- Lack of storage space
- No dedicated walking track
- Poor directional signage in building
- Fitness room: size, equipment, HVAC, mirrors
- Bathrooms – location and accessibility
- No dedicated room/space for senior programming
- Game room - awkward, poor acoustics and lighting

- Poor lighting (except for gym)
- No quiet space to study, work, chill
- Meeting rooms: lack of tech, outlets, natural light
- Entry is not inviting/welcoming, front desk location
- Lack of visibility into the gym

Q2: Are there areas that don't meet your needs or make you feel uncomfortable here?

- Fitness room too small, needs better air circulation
- No dedicated walking track poses a safety concern – dodging people and balls
- More soundproofing between meeting rooms
- Sunken game area
- Gym & Stage - single access points
- Communal showers
- Need bathrooms on other side of the building
- Parking lot needs better lighting
- Comfortable furniture needed
- Location of the automatic door openers (ADA)

Q3: What issues, if any, keep you from using the Community Center more?

- Insufficient gym space and open gym time
- Already a member of another gym or fitness center
- Not enough fitness classes/room
- Want facility to open earlier and close later
- No dedicated walking track
- Not enough activities for people of all ages
- No toddler-friendly areas or activities
- Need larger multipurpose/rental rooms
- No quiet and comfortable space to study or work
- Lack of childcare or supervised child play space
- More family-friendly events/programming such as a food truck night or movie screenings, game nights, etc.

Q4: What outdoor spaces would you use here?

- Walking paths
- Playground with indoor/outdoor connection
- Picnic area/shelter/event space
- Meditation area/tranquil outdoor lounge
- Lounge area with seating, fire pits and activities

- Outdoor restrooms with drinking fountains
- Splash pad
- Pickleball courts
- Green space or multi-purpose field
- Community garden / native plant demonstration
- Bike share station/e-bike rentals
- Outdoor fitness equipment
- Dog friendly areas (dog park with a dog wash)

Q5: What activities or spaces don't exist here today that you'd like to see?

- Dedicated indoor walking track
- Indoor pool
- Expanded programming offerings for the whole family
- Partnership between Library and Recreation
- Game room for youth and teens
- Storage space
- Lounge area
- Private space for phone calls
- Business center area
- Flexible meeting space/activity rooms
- Larger rental room (to accommodate 60+ people)
- Dedicated senior programming space
- Dedicated craft/art room + local art in facility
- Dedicated pickleball space, both indoor and outdoor
- Dedicated Little Library
- A larger fitness center
- Family bathrooms
- Wellness room/nursing mothers' room
- Second gymnasium
- A child-watch space (while parents work out)
- Music: play music throughout the facility

Q6: What haven't we discussed today that you had hoped to?

- Have a coffee bar/juice bar and include inclusive hiring
- Adjustability - lighting, HVAC, etc.
- Seating in gym is not always adequate
- Larger kitchen/catering area
- More non-sports offerings for kids: STEM, robotics, e-sports, gaming, clubs, etc.

LA VISTA DAYS!

On Saturday, June 1, 2024, the project team hosted a booth at La Vista Days, which was held just west of the La Vista Community Center on the Municipal Campus. The booth was open from 10:00am to 5:00pm and was visited by hundreds of residents.

Booth activities included display of a project overview, conceptual designs for floor plan diagrams and 3D renderings, an activity for folks to provide feedback on their favorite programming opportunities/spaces included in the conceptual drawings and open-ended comment cards, requesting public input. This was supplemented with general conversation about the proposed improvements which all garnered great community support. More specifically, and noted on comment cards received, residents support expanding the Community Center and including better senior-focused meeting rooms and exercise spaces, diversified class offerings including considerations such as gymnastics and art, and a cafe-style space to provide more welcoming lounge space. Also receiving positive support was improved accessibility. When considering the rest of the campus, there was strong support for more green space with a variety of play and programming opportunities, including interest in water play and nature play.

While all conversations were enjoyed within the booth, the "What makes you JUMP with Joy?" activity - allowing visitors to "hop" plastic frogs into jars that listed proposed Community Center/site programming - drew countless families in and ensured a robust and entertaining public engagement event.



Programming Activity Favorites:

- | | |
|--------------------------|-----|
| • Small Playground | 101 |
| • Walking Track | 63 |
| • Teen Room | 52 |
| • Open Lawn Space | 51 |
| • Kids Room | 46 |
| • New Gymnasium Addition | 45 |
| • Cardio & Weights | 39 |
| • Library & Lounge | 25 |
| • Community Room | 24 |
| • Senior Room | 23 |
| • Fitness Rooms | 18 |



CONCEPTS

**REFINEMENT OF PROJECT NEEDS
TO ESTABLISH A FUTURE STATE
FOR THE MUNICIPAL CAMPUS**

CONCEPTS

OVERVIEW

The concepts in the La Vista Municipal Campus Master Plan combine input received from the public, review of current conditions and trends, previous plans and studies, guidance from City staff and leaders and recommendations by the consultant team to create a feasible and realistic program for the future of the Municipal Campus. Months of collaboration and iterative design produced a variety of concepts that have been refined and synthesized to arrive at the final plans and graphics provided.

SITE PLAN

While the Municipal Campus site is generous in size and offers opportunities for the Community Center and City Hall to expand, there are still many considerations for site access, pedestrian safety and overall organization of amenities that must be considered. Parking, vehicular circulation and pedestrian safety is one such consideration. With a proposed expansion to the Community Center and City Hall, parking must be expanded and repositioned. The site plan shows one large parking lot with two points of vehicular access.

While parking areas are placed in close proximity to the buildings on site, there is also clear separation between pedestrian and vehicular areas, offering a better sense of safety. Additional site elements include a dedicated drop-off lane for motorists, a more generous entry plaza experience and a variety of gathering spaces including the Community Terrace to the north, the Gathering Plaza to the south and the

Small Plaza to the west. The plaza spaces adjacent to the buildings are intended to provide cohesive indoor/outdoor experiences in conjunction with larger meeting room spaces.

The Community Terrace expands to the west to feature public lounge areas, playground space and open lawn spaces to serve a variety of program needs. Surrounding these spaces and proposed throughout the campus are sidewalks to provide walking loops for enhanced recreation and access to Central Park and other nearby amenities/neighborhoods.

Many of these outdoor gathering places, especially those with close proximity to parking, could serve as appropriate destinations for public memorialization and/or celebration. Physical representation of individuals and/or groups important to La Vista's history could be displayed through figurative or more abstract means. Certain memorials or installations work best with somber or private spaces, while others may be more focused on joy and celebration. The first step to be taken in identifying what a space should look like is to determine what is being honored or celebrated. Then, a specific site can be selected that works best with that intention.

RENOVATIONS/ADDITIONS

The proposed future for the Municipal Campus includes renovations of existing building space and additions on the east and west sides of the Community Center/City Hall. While there are restrictions when considering renovations to existing facilities, the sustainability of building

re-use and cost-savings in comparison to new construction provide benefit to the city. The Community Center and City Hall's large space structural system allows for some flexibility in renovation opportunities and repositioning of space.

The proposed eastern building addition includes a new gymnasium with an elevated walking track. New vertical circulation through stairs and an elevator are indicated within this area to allow access to the walking track and additional upper level weight and cardio equipment.

The proposed western building addition provides an enhanced central point of entry for the two facilities, improved pedestrian circulation and wayfinding opportunities, new public-facing community rooms, spaces for expanded community programming, a welcoming cafe-style space and a multi-purpose Council chambers with a flat floor in lieu of the current auditorium-style chambers.

Each building addition is merged with renovated interior spaces to provide cohesive work and recreation environments that will better serve La Vista residents.

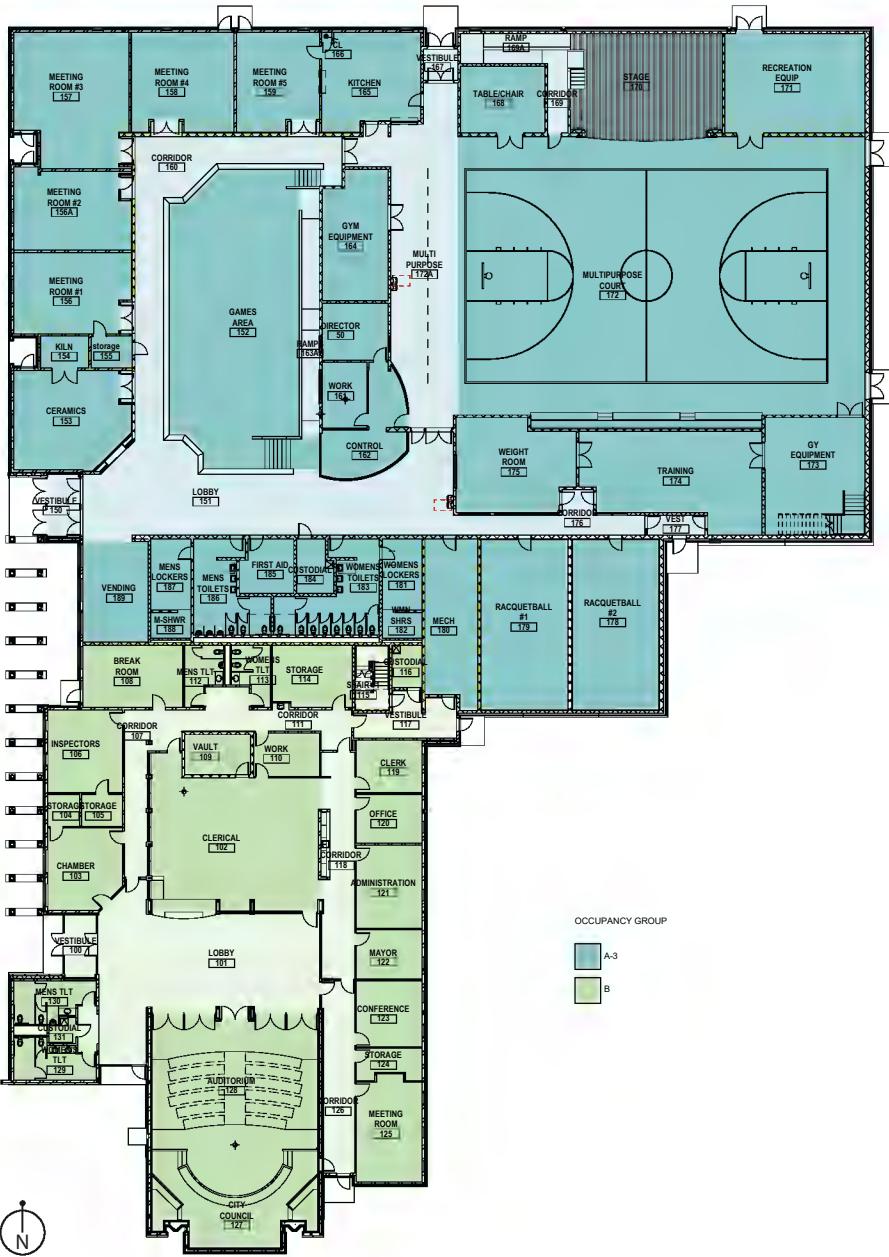
The Annex and current Community Development office would become available for other city use as needed once the City Hall/Community Center improvements are complete. Opportunities for use include expanded Fire Station needs, inclusion of other city departments on site, rental by outside parties or other similar scenarios.



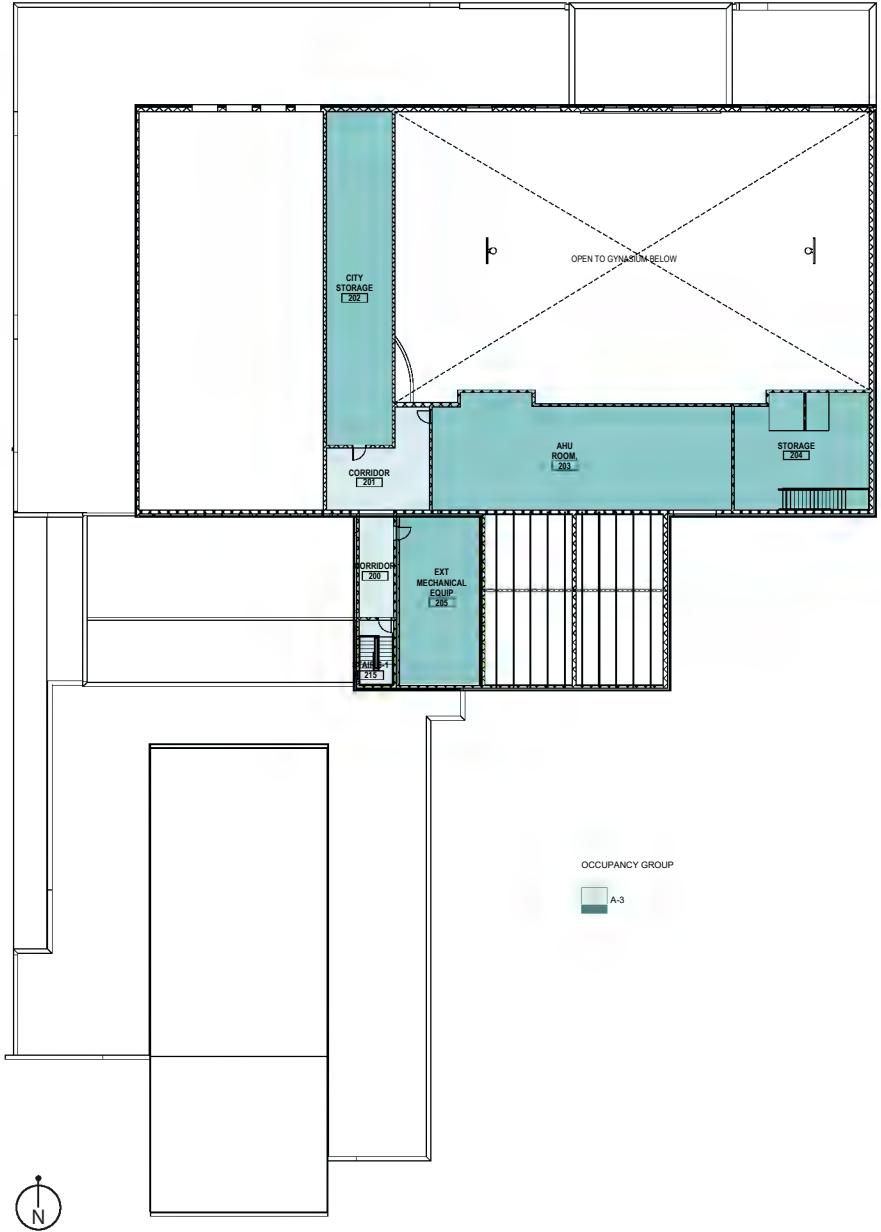
SITE PLAN

EXISTING CONDITIONS

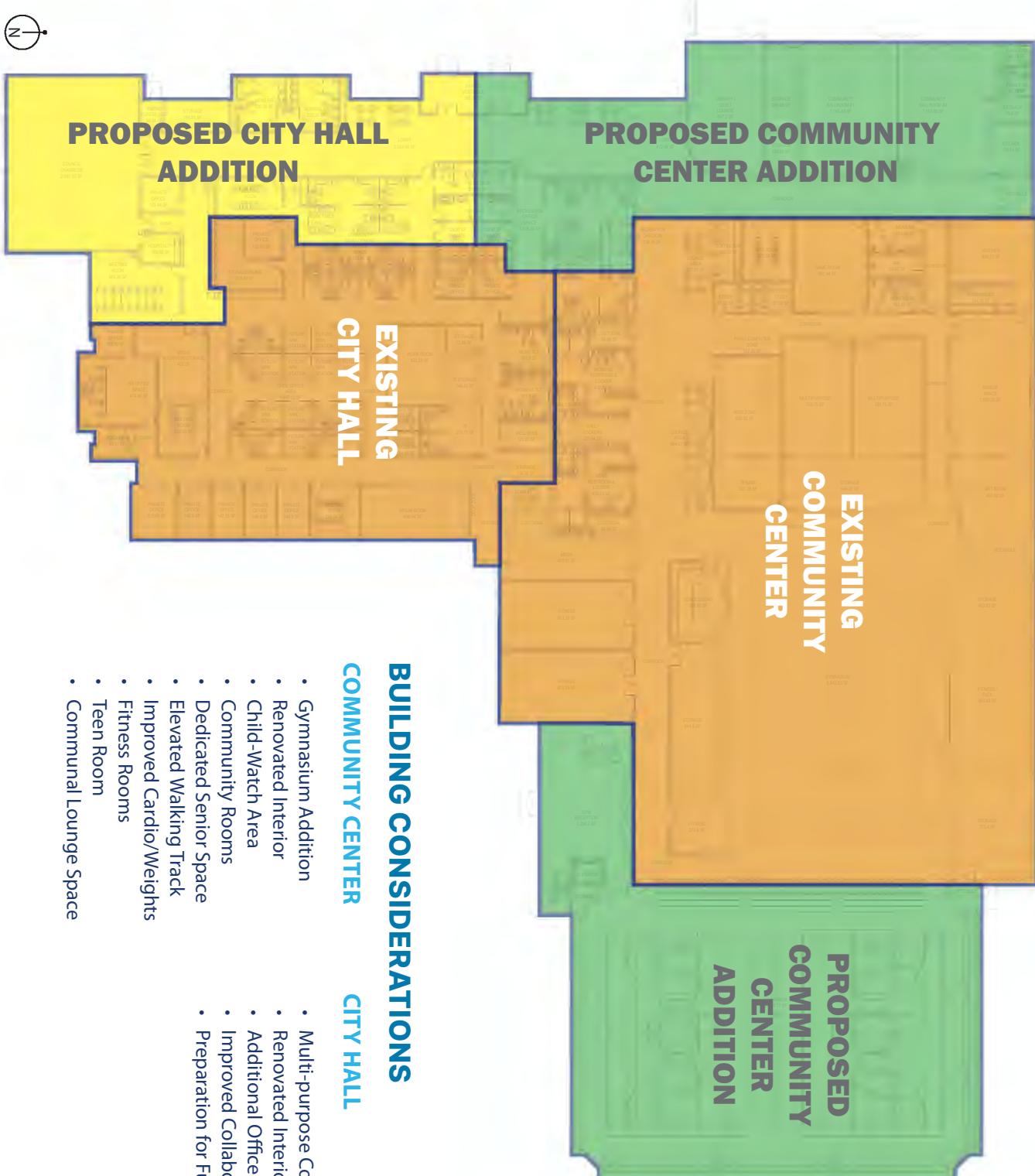
LEVEL 01 FLOOR PLAN



LEVEL 02 FLOOR PLAN



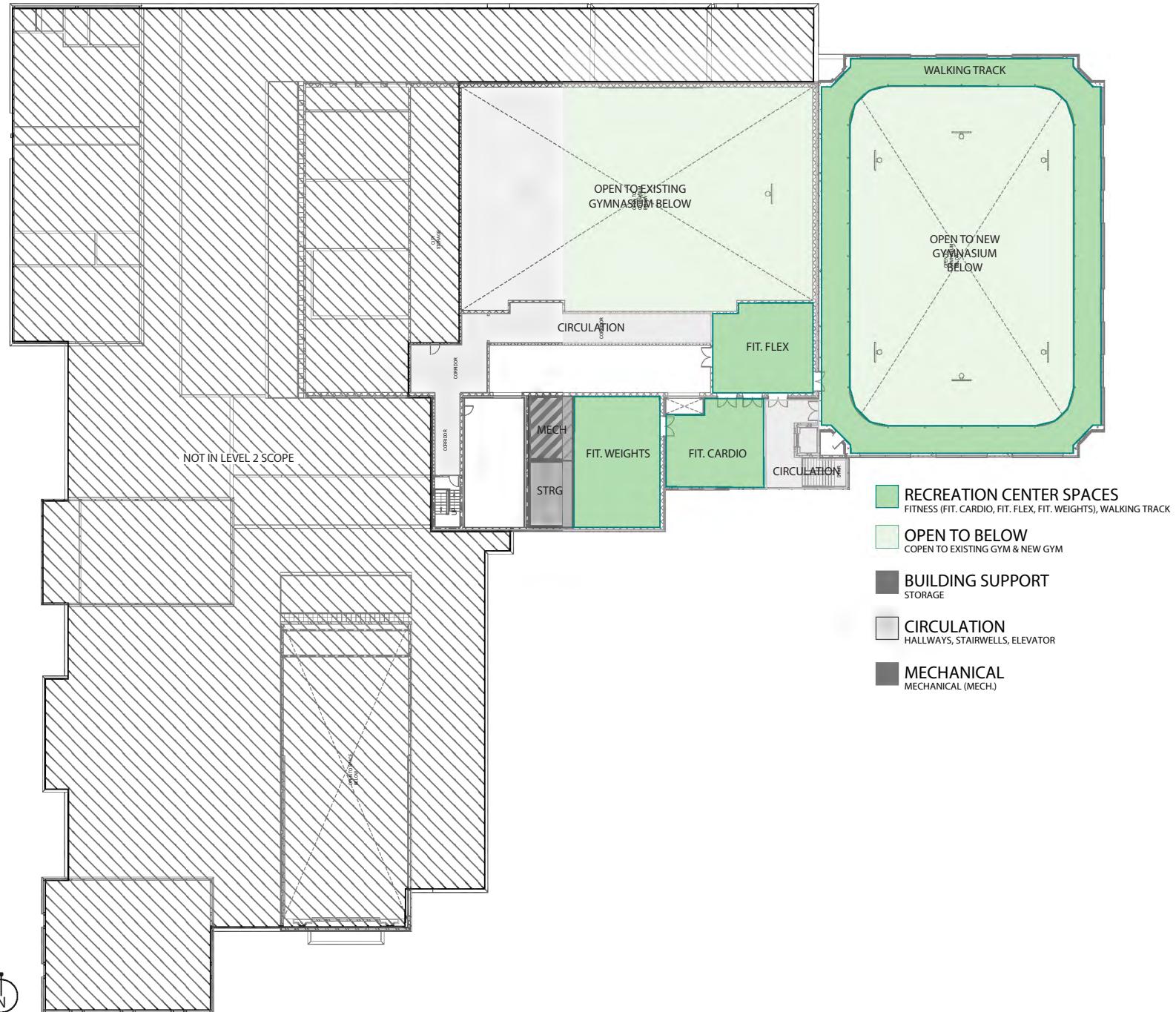
RENOVATIONS AND ADDITIONS



CONCEPTUAL SPACE DIAGRAM - LEVEL 01



CONCEPTUAL SPACE DIAGRAM - LEVEL 02



3D RENDERINGS



Exterior view of open lawn space directly west of the proposed community rooms within the Community Center. This view shows potential gathering spaces and seating opportunities that could work with proposed grading of the site, as well as a new vehicular access point for the northern service drive.



Exterior view from western portion of Municipal Campus showing programmed playground space and community gathering areas in conjunction with expanded parking areas and building improvements beyond.

3D RENDERINGS



Exterior view from above enhanced outdoor green spaces. This view shows the western building additions and connections to expanded parking, a welcoming/covered entrance plaza, and an outdoor community terrace, which extends from the proposed community rooms within the Community Center.



Exterior view facing the western side of the Community Center/City Hall. The foreground shows a reconfigured entrance from Park View Boulevard and expanded parking lot. Curved roof structures help indicate how proposed enhancements align with existing structure.

3D RENDERINGS

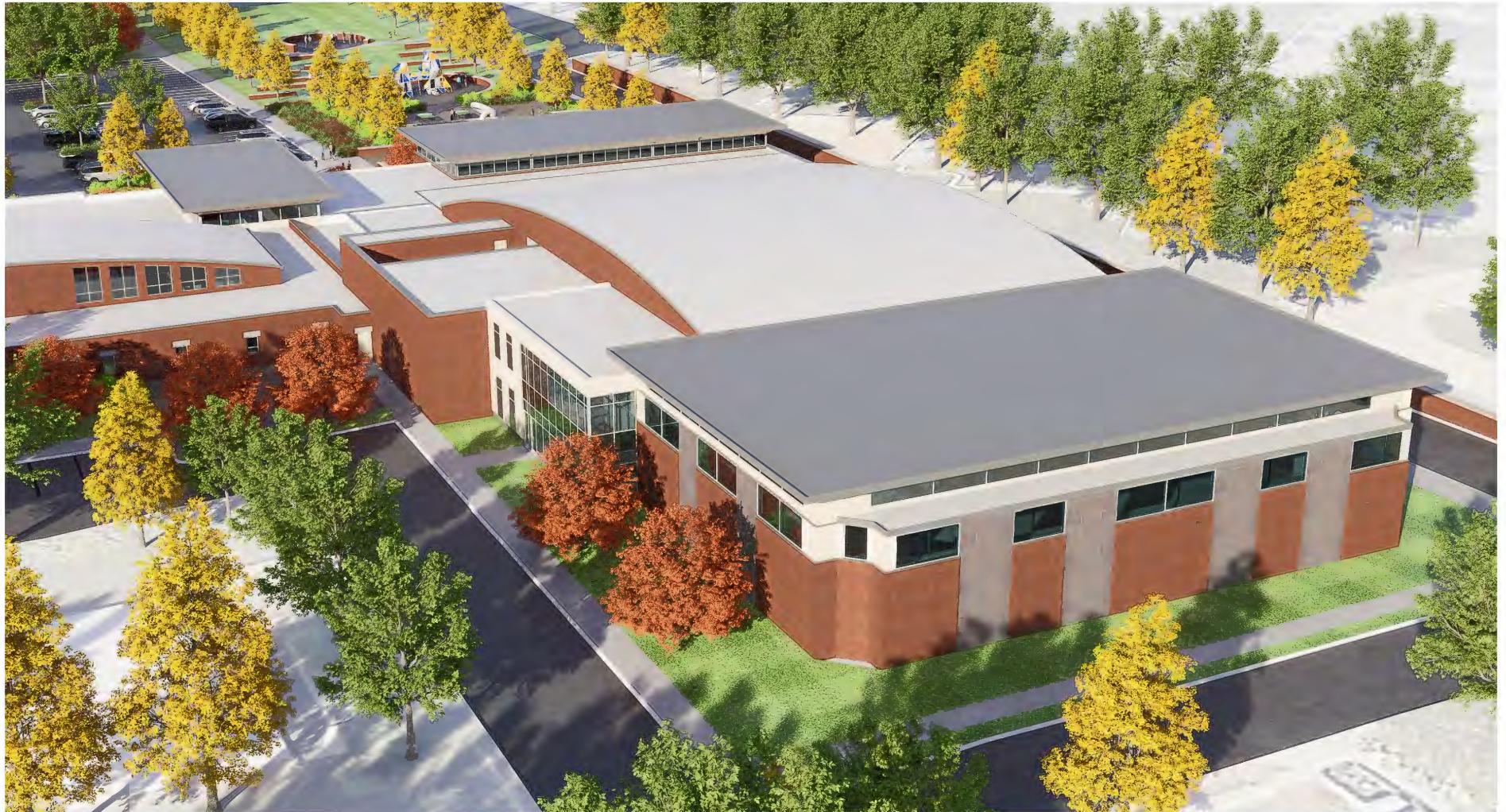


Exterior view facing the southwest side of La Vista's Municipal Campus. This view showcases a reconfigured parking lot entrance from Park View Boulevard. Parking extends westward and along the southern edge of the Council Chambers addition. Pedestrian paths provide safe space for community members to navigate campus and establish outdoor walking loops.



Exterior view facing the southwest corner of the proposed Council Chambers. This view shows the new drop-off lane along the proposed western building addition as well as a proposed plaza/gathering terrace on the south side of the City Hall building.

3D RENDERINGS



Exterior view from above 81st Street depicting the southeastern corner of the proposed gymnasium addition. Both driveway access points to 81st Street that exist today (north and south of the proposed gymnasium addition) remain.



Open Lawn Area



Community Terrace & Entry



Gathering Plaza



New Gymnasium

IMPLEMENTATION

**PHASING AND FINANCIAL
CONSIDERATIONS**

GUIDING PRINCIPLES

FOR IMPLEMENTATION PLANNING

OVERVIEW

The La Vista City Hall and Community Center require significant improvements. City staff have outgrown the available space, the facility is not compliant with ADA standards, mechanical systems are becoming obsolete with additional failures looming, roof leaks and other necessary repairs are increasingly common and the current state of the facilities hinders collaboration, efficiency and public service delivery. These items have been documented within this report. It is now time to establish a plan to move forward.

When planning and implementing the project, it is essential to validate decisions by revisiting the foundational principles established during the master planning process. The six categories outlined to the right serve as the project's guiding framework. These principles should be referenced whenever questions arise during implementation to confirm the project's direction—or adjust it as needed—to ensure alignment with the original intent of the master plan.

OPERATIONS

- Alleviate over-crowded workspaces
- Bring Community Development back within City Hall to take advantage of operational efficiencies and reduce walk-in traffic confusion

COLLABORATION

- Allow space for easier drop-in/flexible seating scenarios to accommodate changing technology and needs of City staff
- Provide shared work areas and diverse meeting room types for City staff to increase collaboration
- Optimize relationships and new programming opportunities with other public entities (Public Library, etc.)

PUBLIC SERVICE

- Provide better spaces and services for La Vista residents and visitors
- Ensure consistency of timing and location(s) of service

ACCESSIBILITY

- Provide equal facility access for all
- Create indoor and outdoor environments that address any perceived barriers and are inviting for all
- Address deficiencies identified in ADA Self-Check Survey

ADAPTABILITY

- Ensure spaces are flexible and responsive to changing needs, conditions or requirements
- Anticipate potential future needs and design with flexibility in mind to accommodate growth or shifts in use
- Prepare for future changes

COMFORT AND SAFETY

- Provide efficient and effective work and community space
- Limit disruptions and nuisances during construction processes
- Enhance and modernize security measures to create a safe work environment
- Safeguard people, assets and information from various threats and vulnerabilities
- Update mechanical infrastructure to ensure reliable performance and increase energy efficiency

PHASING CONSIDERATIONS

FOR IMPLEMENTATION PLANNING

SUMMARY

Construction of this facility will most likely need to occur in phases. Most important to the phasing strategy is understanding the potential impact to La Vista residents and business services with a goal to make the process as seamless and efficient as possible. Services provided by City Hall and the Community Center will need to adjust in some capacity. Luckily, City staff have options to consider when thinking of how to maintain consistent services and ensure clarity throughout the process.

COMMUNITY CENTER OPERATIONS

The following list includes the variety of operation components of the current Community Center with considerations for phasing:

- Room Rentals*
- Recreation Classes (ie. Yoga, Aikido, etc.)**
- Open Gym*
- Pickleball/Racquetball Rentals*
- Senior Program (lunches, day trips, daily activities)***
- Youth Sports (basketball & volleyball)***
- Adult Sports (volleyball)**
- Staff Office/Operations***

* Could be suspended during construction.

** Could be suspended during construction if an alternative location is not found.

*** Must be relocated or altered to continue.

General Community Center staff operations must respond to what portions of the Community Center remain open to the public, if any, as well as where relocated services will occur. Some staff could work in a hybrid capacity between locations, and if proximity to the Municipal Campus is key, the Annex and "Santa's Workshop" are both nearby options to consider. Beyond completion of daily tasks, Community Center staff also manage equipment and materials for events, youth and senior activities, etc. Determining the best location for relocating these items will be important to ensure ease of access and availability. The storage space at The Link in Central Park may be a good option for this material. Other public works space is also likely available throughout the city.

GYMNASIUM SPACE

Due to the minor nature of improvements proposed for the existing gymnasium, activities that take place within the gymnasium currently may be able to continue, but entry and exit procedures, as well as concealment from other construction activities within the building will need to be established. Times for complete closure of that gymnasium space can be anticipated during construction as well, but the duration of these closures could be coordinated with the general contractor to ensure scheduling is consistent and reliable. With attendance and group turnover in mind, youth basketball and youth volleyball games should likely be hosted at a separate venue. The City currently partners with the YMCA for youth sports and should investigate the opportunity to

host games and/or practice at their property. Another option for youth sports is teaming with the Papillion-La Vista School District for shared use of the elementary or middle school gymnasiums.

SENIOR PROGRAMMING

The La Vista Senior Program is designed to enhance the lives of those 55+ by providing high quality services that offer wellness, leisure, life-long learning and social opportunities. Community Center staff is dedicated to this program and the important quality of life it provides for residents. The senior lunches provided by La Vista must be facilitated in a location that meets specific standards provided by the Eastern Nebraska Office on Aging (ENO). These meals are provided daily during the week. City staff will need to find a separate City facility for these meals to continue in or consider partnerships with local restaurants for seated meals, or even investigate ENO options for offering to-go lunches. In addition to senior lunches, senior special events and activities are hosted regularly at the Community Center as well. In looking for a temporary place to host these events, a space that can hold up to 30 seniors, participating in a variety of activities from early morning through mid-afternoon is important. The space would need tables and chairs as well as access to coffee and similar refreshments. La Vista's current "Santa's Workshop" could be a location for this.

PHASING CONSIDERATIONS

FOR IMPLEMENTATION PLANNING

CITY HALL OPERATIONS

Providing consistent and reliable service to those living and working in La Vista should be a top priority throughout the construction process. Instead of searching for multiple facilities to house different City Hall departments temporarily, staff believe the community will be best served by relocating entirely to a single location during construction. This approach will not only enhance the services provided by City staff but will also allow the general contractor to complete the project more efficiently.

Several options are being considered for the temporary relocation of City Hall staff during construction. On-site solutions could involve utilizing space in the Annex or bringing modular mobile office units to the Municipal Campus. Although this report does not include a specific relocation plan, the project steering committee believes there may be other suitable locations within the city to house City Hall staff together. Ideally, the selected location would be familiar to most residents. While all staff and operations could be moved to a temporary facility of various sizes and styles, City Council meetings and similar gatherings should be held in existing large meeting spaces that are properly equipped for public access, such as those at the Police Department or Fire Station 01. Maintaining consistency is critical to ensuring exceptional public service; therefore, selecting and committing to a single location for these meetings throughout construction is in the city's best interest.

MECHANICAL SYSTEM EXPANSION

The shared mechanical systems of City Hall and the Community Center are of concern. Recent repairs to the facility's boilers and other mechanical systems have required significant effort to locate replacement parts, which leaves building maintenance officials with little confidence about the availability of components required to repair future issues. For this reason, an investigation of existing mechanical, electrical and plumbing equipment was undertaken in conjunction with discussions about planning system size, location and redundancy for completing the campus master plan.

With efficiencies realized in modern equipment, there seems to be adequate space for replacement and growth of existing equipment within current mechanical spaces or in adjacent, well-positioned locations associated with the proposed building improvements. The building's four boilers that currently reside next to one another can be replaced and up-sized within their current footprint. Adjacent water heaters are currently oversized and while it's a good idea to have two units for the sake of redundancy when issues arise with one, both can likely be reduced in size to still meet the demands of the future facility. A compressor and a natural gas generator are also located in this mechanical room, but are not necessary. However, if the renovated Community Center needs to be prepared to act as an emergency shelter, it will be important to consider an outdoor diesel generator on site.

Within the upper level mechanical room, the majority of equipment relates to the building's Air Handling Units (AHUs). In lieu of a large single fan on the main AHU which is what exists today, a fan array should be installed to use less energy on a daily basis and allow for redundancy should the current fan ever become damaged. There is space available within this mechanical room for expansion as well. The AHU equipment in this room likely won't have to be replaced at the time of renovation, but costs and lifespan should be considered, as access and organization will never be easier than when the entire facility is under construction. Similarly, the age and condition of the outdoor condensing unit, adjacent to this mechanical space, should be considered as well.

For the sake of efficiency, two new rooftop AHUs could be considered - one for the western building addition, and one for the new gymnasium proposed to the east. The generator being considered should likely be located near the newly proposed gymnasium as well, since this would be the prime space to have prepared for emergency gathering scenarios.

In general, while most of the existing mechanical equipment in the facility is nearing end of life, the mechanical spaces present today are prepared to receive improvements as needed without negatively impacting the facility growth proposed in the master plan. A proactive approach to replacing failing equipment should include right-sizing for future expansion of mechanical systems, based on notes here and a more detailed analysis by a mechanical engineer.

PHASING CONSIDERATIONS

FOR IMPLEMENTATION PLANNING

RECOMMENDATIONS

In an ideal scenario, all project funding would be available immediately, allowing the final design and construction of building additions and renovations to commence without delay. However, municipalities often operate under resource constraints, making it essential to prioritize the most critical components of the project. The current City Hall space no longer meets the needs of City staff, making its addition and renovation the top priority for construction. The expansion and renovation of the Community Center follow closely behind.

While partial build-outs may be considered during bid preparation, completing as much work as possible under a single construction contract is likely the most efficient approach. Spreading the project across multiple contractors over several years would increase costs due to mobilization, general conditions, and inflation. Additionally, it would reduce contractor familiarity with the project and place greater demands on City staff for management, ultimately slowing progress.

Regardless of the approach, the City should engage with multiple construction teams to gather insights and strategies for efficient project completion. Given the scale of the planned renovations, unforeseen conditions will likely arise during construction. These challenges are difficult to quantify within a traditional design-bid-build process. For this reason, the design team recommends considering a Construction Manager approach, in which a construction team joins the

project during the final stages of design documentation. This approach fosters alignment among all stakeholders—ownership, design and construction—throughout the project, from pre-construction to final punchlist completion.

If the entire project is completed in one phase, the timeline is estimated at 9–12 months for design (from schematic design through construction documentation), followed by 18–24 months for construction, depending on weather and other factors beyond the City's control. For a phased approach, the following structure is recommended:

- Phase 01: Western additions and interior renovations.
- Phase 02: Eastern gymnasium addition.

To maintain efficiency and minimize timeline impacts, additional phases should generally be avoided. However, a third phase could be considered for specific site amenities, such as the playground, gathering areas or walking paths. Major site features—such as parking, drop-off zones, the entry plaza and egress routes—will need to be addressed during Phases 01 and 02.

WESTERN ADDITION(S)

Within the master plan layout, the western additions to City Hall and the Community Center form a cohesive system of interconnected spaces. These additions also share significant open-air volume, necessitating a coordinated HVAC system. To enable renovations within the existing footprints of City Hall and the Community Center, the western additions must be completed first. This progression allows essential functions—such as the Council Chambers, meeting rooms and lobby spaces—to shift westward, freeing up their current spaces for other uses.

If necessary, the western addition could be divided into a maximum of three sub-phases:

- Phase 01a: Council Chambers (south)
- Phase 01b: Shared Lobby (middle)
- Phase 01c: Community Rooms (north)

While sub-phasing offers flexibility for gradual facility expansion, the shared mechanical systems of these spaces make separation over time more complex. Sub-phasing could address funding or timing challenges if all of Phase 01 cannot be completed at once.

Phase 01a involves constructing a new multi-purpose Council Chambers on the south side. This addition would free up the current Council Chambers for renovation into additional City Hall office space. However, interim lobby connections, restroom upgrades and meeting room adjacencies would need to be addressed until

PHASING CONSIDERATIONS

FOR IMPLEMENTATION PLANNING

Phase 01b begins. Even with the current Council Chambers repurposed, the available space would still fall short of meeting the staffing needs outlined in this report. During construction of Phase 01b, access to the Council Chambers would be restricted, requiring careful interim planning to maintain functionality. These challenges highlight the efficiencies of completing all of Phase 01 at once, as separating Phase 01a and Phase 01b could result in significant complications.

Phase 01b, the Shared Lobby, provides the space required for City Hall to expand to its full capacity. It also enhances overall facility synergy by consolidating entry points for the Community Center, City Hall and Community Development into one streamlined experience. Completing both Phase 01a and Phase 01b will necessitate adjacent interior renovations within City Hall. Renovations to the Community Center can occur during Phase 01b and Phase 01c, though subdividing phases will require interim plans to ensure continued functionality of the facility.

Phase 01c, focused on the Community Rooms, completes the Community Center renovations while creating a valuable resource for residents. These interior spaces connect seamlessly to planned outdoor amenities, strengthening the campus's presence and expanding programming opportunities for community engagement.

By completing Phase 01 as a whole, the City can achieve greater efficiency, reduce the complexity of interim solutions and optimize the functionality of the entire facility.

EASTERN GYMNASIUM ADDITION

Phase 02, the proposed gymnasium addition on the east side of the building, represents a significant component of the master plan and can proceed as a stand-alone project if necessary. Resident demand for additional gym space, along with the inclusion of a proposed upper-level walking track, remains strong and consistent. The gymnasium also offers potential for revenue generation, thanks to improved spectator seating compared to the current facility. Revenue projections should be incorporated into the evaluation of the project's financing and timeline.

If cost-cutting becomes necessary during gymnasium construction, elements such as bleachers and the upper-level walking track could be added in future phases. However, delaying these features would significantly reduce the gymnasium's overall value and functionality.

The gymnasium addition also includes enhanced cardio and weight facilities on the building's second level. Community feedback has consistently highlighted these spaces and equipment as highly desirable amenities. Access to these facilities is provided via stairs and an elevator, with the elevator also supporting access to second-level mechanical and storage areas.

NEXT STEPS

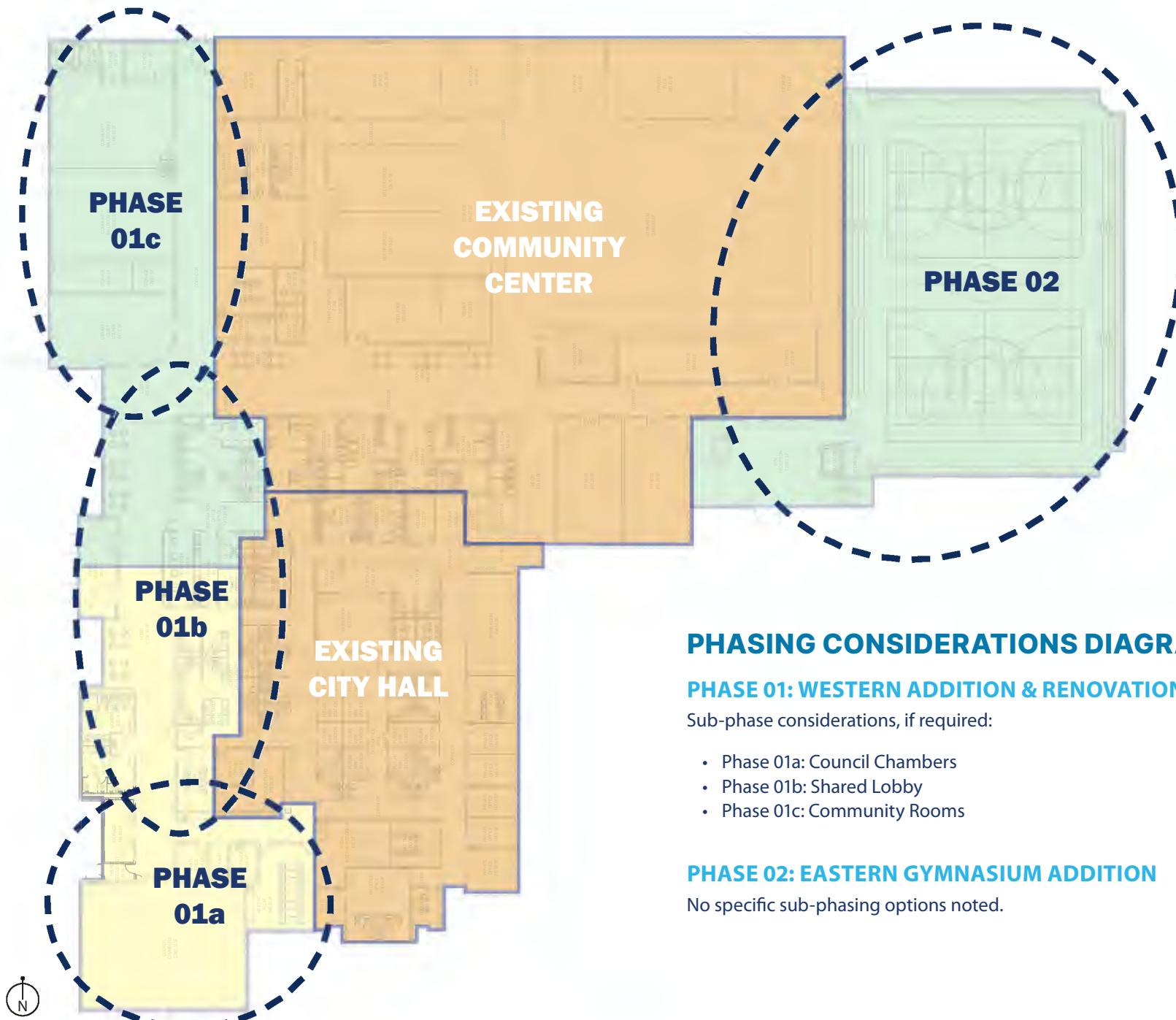
01: Confirm Priorities and Funding Strategy
City staff and residents have guided the planning process—now it's time to decide on actions and funding.

02: Address ADA Compliance Issues
Even if no other portions of this master plan are implemented, the City must prioritize the correction of ADA deficiencies to ensure inclusivity for all campus users.

03: Prepare Mechanical Replacement Plan
It is time to proactively plan and budget for replacing failing mechanical systems, aligning replacement quantity and sizing with the facility's future vision.

04: Initiate Next Phase of Design
Completing Schematic Design documents will help refine construction cost estimates and engage potential contractors. Consider the following options:

- If full building demolition is feasible, use the findings in this report to plan a new facility on the current site.
- If relocating to another site is preferred, develop a detailed plan for that location.
- If renovation of the current site remains the priority, complete Schematic Design documents based on this master plan to confirm the budget, phasing, and timeline.



PROJECT COST OPINION

FOR IMPLEMENTATION PLANNING

SUMMARY

The Cost Opinion Summary provided on these pages provides an over-arching look at anticipated construction costs (in 2024 dollars) for the La Vista Municipal Campus improvements outlined on prior pages of this report. This summary divides the spaces and work to areas focused on additions or renovations of space, as well as funding for site work in conjunction with the building modifications. On the pages following this summary you will find detailed break-downs of the work anticipated for each portion of the project. These costs were generated in coordination with a third-party cost estimating firm, Stecker-Harmsen, Inc. to ensure alignment with current construction market tracking.

NEW CONSTRUCTION CONSIDERATIONS

When finalizing cost estimates for the project, RDG and Stecker-Harmsen were tasked with evaluating the expenses associated with constructing an entirely new facility, including the demolition of the existing one. While the design of a new facility would differ significantly from a renovation, the team worked together to estimate the cost variations between the current plan and a new construction scenario, assuming the same total square footage.

The cost differences can generally be categorized into three key areas. First, building demolition would add significant costs. Second, areas currently planned as additions in the existing

framework would be less expensive per square foot in a completely new construction scenario due to the simpler construction process and the absence of structural modifications at connection points. Conversely, areas currently slated for renovation would become more expensive with new construction, as there would be no existing structure to repurpose, increasing material and space-creation costs. Site work costs, however, were assumed to remain consistent, as no major differences are anticipated between the two scenarios. Considering these factors, demolishing

the existing facility and building a completely new combined City Hall and Community Center is projected to cost approximately \$8 million more than the current master plan.

This projected cost increase, along with potential negative public perception and sustainability concerns related to demolishing the existing facility, reinforces the plan's focus on renovating the facilities on-site.

La Vista Municipal Campus Master Plan - Summary		
West City Hall/Rec Center Addition (Base)	\$ 7,802,847	
16,149 SF; \$662 /SF	Contingencies & Markups: \$ 2,887,054	
East Gym Addition (Base)	\$ 6,709,910	
19,126 SF; \$481 /SF	Contingencies & Markups: \$ 2,482,667	
City Hall Renovation (Base)	\$ 3,459,887	
11,514 SF; \$412 /SF	Contingencies & Markups: \$ 1,280,158	
Rec Center Renovation (Base)	\$ 7,020,259	
28,409 SF; \$339 /SF	Contingencies & Markups: \$ 2,597,496	
Site Work (Base)	\$ 4,627,977	
419,687 SF; \$11 /SF	Contingencies & Markups: \$ 1,712,351	
Subtotal (Base)	\$ 29,620,881	
	Total Contingencies & Markups: \$ 10,959,726	
Cost Estimate Total	\$ 40,580,606	

* Includes contractor's general requirements, markups, and design contingency per detailed estimates.

La Vista Municipal Campus Master Plan

	QTY	UNIT	UNIT COST	TOTAL
West City Hall/Rec Center Addition				
Building Demolition				
Remove Existing Roofing/Copings	1,309	SF	\$11.55	15,119
- Structural Steel Roof Framing	1,309	SF	\$17.33	22,685
Arcade Supports	12	EA	\$2,888.50	34,662
- Foundations	12	EA	\$1,732.50	20,790
Remove Existing Roof Edge	312	LF	\$5.78	1,803
Remove Existing Windows & Doors	26	EA	\$346.50	9,009
Remove Existing Stoops	6	EA	\$1,155.00	6,930
Miscellaneous Demolition	1	LS	\$5,775.00	5,775
Building Structure				
Footings	512	LF	\$95.17	48,727
Frost Walls	2,046	SF	\$38.07	77,891
Interior Column Footing Pads	275	SF	\$35.67	9,809
Slab-on-Grade	16,149	SF	\$5.20	83,975
- 12" Granular Fill	16,149	SF	\$1.73	27,938
Exterior Stoops	10	EA	\$1,732.50	17,325
Structural Steel Roof Framing System	8,077	SF	\$28.88	233,264
- Decking - 1 1/2"	8,077	SF	\$9.82	79,316
Structural Steel Roof Framing System	8,072	SF	\$34.65	279,695
- Decking - 3"	8,072	SF	\$13.86	111,878
Structural Steel Framing for Extended Roofs/Soffits	4,496	SF	\$34.65	155,786
- Decking - 3"	4,496	SF	\$13.86	62,315
Exterior Enclosure				
Exterior Walls				
- Masonry Walls (some metal wall panels)	14,671	SF	\$86.63	1,270,949
- Windows/Curtain Wall	2,357	SF	\$115.50	272,234
- Clerestory Windows	2,569	SF	\$92.40	237,376
Roofing w/Insulation	20,645	SF	\$23.10	476,900
- Soffits @ Clerestories	4,496	SF	\$17.33	77,916
Roof Edge/Fascia	816	LF	\$57.06	46,561
Tie-In to Existing Building	350	LF	\$39.73	13,906
Interior Finish-Out				
Includes Finishes; Specialties; Equipment; Furnishings				
Chambers	2,157	SF	\$231.00	498,267
Offices/Meeting/Rooms	3,640	SF	\$115.50	420,420
Restrooms	624	SF	\$288.75	180,180
Library/Ballrooms/Kitchen/Exterior Restroom	4,234	SF	\$173.25	733,541
- Operable Partition	40	LF	\$1,617.00	64,680
Circulation/Gathering Spaces	5,494	SF	\$92.40	507,646
Mechanical				
Fire Protection	16,149	SF	\$6.93	111,913
Plumbing	16,149	SF	\$17.33	279,862
HVAC	16,149	SF	\$46.20	746,084

La Vista Municipal Campus Master Plan

	QTY	UNIT	UNIT COST	TOTAL
West City Hall/Rec Center Addition (continued)				
Electrical				
Electrical	16,149	SF	\$11.55	186,521
Lighting	16,149	SF	\$11.55	186,521
Communications	16,149	SF	\$5.78	93,341
Safety & Security	16,149	SF	\$5.78	93,341
Cost Estimate Subtotal				
				7,802,847
Add for General Requirements (10%)				
				780,285
Contractors Markup (12%)				
				936,342
Design Contingency (15%)				
				1,170,427
Cost Estimate Total				
				10,689,901

La Vista Municipal Campus Master Plan

	QTY	UNIT	UNIT COST	TOTAL
East Gym Addition				
Building Demolition				
Remove Existing Roof Edge	183	LF	\$5.78	1,058
Remove Existing Windows & Doors	4	EA	\$346.50	1,386
Remove Existing Stoops	3	EA	\$1,155.00	3,465
Remove Existing Interior Stairs to 2nd Floor	1	FLT	\$4,042.50	4,043
Miscellaneous Demolition	1	LS	\$5,775.00	5,775
Building Structure				
Footings	361	LF	\$95.17	34,356
Frost Walls	1,445	SF	\$38.07	55,011
Interior Column Footing Pads	175	SF	\$35.67	6,242
Elevator Pit	1	LS	\$17,325.00	17,325
Slab-on-Grade	12,601	SF	\$5.20	65,525
- 12" Granular Fill	12,601	SF	\$1.73	21,800
Exterior Stoops	4	EA	\$1,732.50	6,930
2nd Floor Structural Steel Framing, Including Track	5,827	SF	\$40.43	235,586
- Decking - 2" w/5" Concrete	5,827	SF	\$13.86	80,762
2nd Floor Structural Steel Framing @ Existing RB CRTS	1,146	SF	\$46.20	52,945
- Decking - 2" w/5" Concrete	1,146	SF	\$17.33	19,860
Structural Steel Roof Framing System	12,601	SF	\$28.88	363,917
- Decking - 3"	12,601	SF	\$11.55	145,542
Structural Steel Roof Framing for Extended Roofs/Soffits	2,967	SF	\$28.88	85,687
- Decking - 3"	2,967	SF	\$11.55	34,269
Exterior Enclosure				
Exterior Walls				
- Insulated Precast Wall Panels - 12"w/Various Finishes	10,467	SF	\$69.30	725,363
- Windows/Curtain Wall	2,592	SF	\$115.50	299,376
- Clerestory Windows	1,177	SF	\$92.40	108,755
Roofing w/Insulation	15,568	SF	\$23.10	359,621
- Soffits @ Clerestories	2,967	SF	\$17.33	51,418
Roof Edge/Fascia	574	LF	\$57.06	32,752
Tie-In to Existing Building	182	LF	\$39.73	7,231
Interior Finish-Out				
Gymnasium	10,865	SF	\$80.85	878,435
Gym Reception	1,485	SF	\$115.50	171,518
Stair to 2nd Level	1	LS	\$51,975.00	51,975
Elevator	1	LS	\$132,825.00	132,825
Circulation/Landing - 2nd Floor	731	SF	\$144.38	105,542
Fitness/Cardio	2,895	SF	\$115.50	334,373
Elevated Track	3,150	SF	\$98.18	309,267

La Vista Municipal Campus Master Plan

	QTY	UNIT	UNIT COST	TOTAL
East Gym Addition (continued)				
Mechanical				
Fire Protection	19,126	SF	\$6.93	132,543
Plumbing	19,126	SF	\$11.55	220,905
HVAC	19,126	SF	\$46.20	883,621
Electrical				
Electrical	19,126	SF	\$11.55	220,905
Lighting	19,126	SF	\$11.55	220,905
Communications	19,126	SF	\$5.78	110,548
Safety & Security	19,126	SF	\$5.78	110,548
Cost Estimate Subtotal				
				6,709,910
Add for General Requirements (10%)				
				670,991
Contractors Markup (12%)				
				805,189
Design Contingency (15%)				
				1,006,487
Cost Estimate Total				
				9,192,577

La Vista Municipal Campus Master Plan				
	QTY	UNIT	UNIT COST	TOTAL
City Hall Renovation				
Full Renovation				
Full Renovation	5,312	SF	\$231.00	1,227,072
- Level - Up Existing Council Chambers Floor	1,095	SF	\$34.65	37,942
Open Offices Spaces - Re-Finish	5,398	SF	\$127.05	685,816
Restrooms Renovations	804	SF	\$288.75	232,155
Mechanical Upgrades				
Fire Protection	11,514	SF	\$6.93	79,792
Plumbing	11,514	SF	\$17.33	199,538
HVAC	11,514	SF	\$51.98	598,498
Electrical Upgrades				
Electrical	11,514	SF	\$11.55	132,987
Lighting	11,514	SF	\$11.55	132,987
Communications	11,514	SF	\$5.78	66,551
Safety & Security	11,514	SF	\$5.78	66,551
Cost Estimate Subtotal				3,459,887
Add for General Requirements (10%)				345,989
Contractors Markup (12%)				415,186
Design Contingency (15%)				518,983
Cost Estimate Total				4,740,046

'La Vista Municipal Campus Master Plan								
	QTY	UNIT	UNIT COST	TOTAL				
Rec Center Renovation								
Full Renovation								
Full Renovation	11,149	SF	\$231.00	2,575,419				
- Level - Up Existing Game Room Floor	2,458	SF	\$34.65	85,170				
Operable Partition @ Multipurpose Rooms	36	LF	\$1,386.00	49,896				
Restrooms Renovations	703	SF	\$288.75	202,991				
Update Finishes	16,558	SF	\$57.75	956,225				
Mechanical Upgrades								
Fire Protection	28,409	SF	\$6.93	196,874				
Plumbing	28,409	SF	\$17.33	492,328				
HVAC	28,409	SF	\$51.98	1,476,700				
Electrical Upgrades								
Electrical	28,409	SF	\$11.55	328,124				
Lighting	28,409	SF	\$11.55	328,124				
Communications	28,409	SF	\$5.78	164,204				
Safety & Security	28,409	SF	\$5.78	164,204				
Cost Estimate Subtotal	7,020,259							
Add for General Requirements (10%)								
Contractors Markup (12%)								
Design Contingency (15%)								
Cost Estimate Total	9,617,754							

La Vista Municipal Campus Master Plan				
	QTY	UNIT	UNIT COST	TOTAL
Site Work				
Demolition				
Road/Parking/Pavement	145,983	SF	\$1.50	218,975
Strip & Stockpile Topsoil	3,238	CY	\$2.50	8,094
Trees	31	EA	\$700.00	21,700
Construction Staking	1	LS	\$15,000.00	15,000
Erosion Control	1	LS	\$10,000.00	10,000
Municipal Campus				
Parking Lot Pavement	112,908	SF	\$15.00	1,693,620
Plaza Pavement	20,803	SF	\$30.00	624,090
Sidewalks	44,477	SF	\$8.00	355,816
Site Walls	1,044	LF	\$200.00	208,800
Retaining Walls	547	LF	\$400.00	218,800
Playground Equipment	1	LS	\$200,000.00	200,000
Planting Beds	42,436	SF	\$12.00	509,232
Lawn Area	1.77	AC	\$5,000.00	8,850
Trees	70	EA	\$500.00	35,000
Site Furniture	1	LS	\$100,000.00	100,000
Stormwater Management	1	LS	\$50,000.00	50,000
Earthwork	1	LS	\$200,000.00	200,000
Utilities	1	LS	\$50,000.00	50,000
Site Lighting	1	LS	\$100,000.00	100,000
Cost Estimate Subtotal	4,627,977			
Add for general requirements (10%)	462,798			
Contractors Markup (12%)	555,357			
Design Contingency (15%)	694,197			
Cost Estimate Total	6,340,328			

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