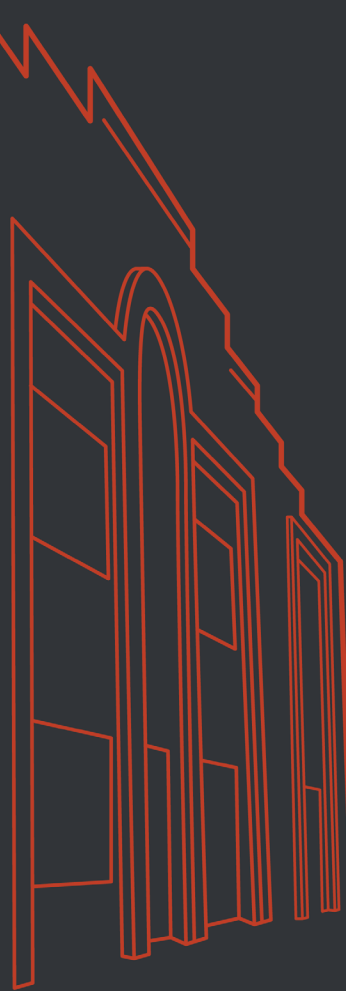


# CITY AUDITORIUM

CCCFF FEASIBILITY STUDY

# ALMA 2021

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## PUBLIC INPUT MEETING

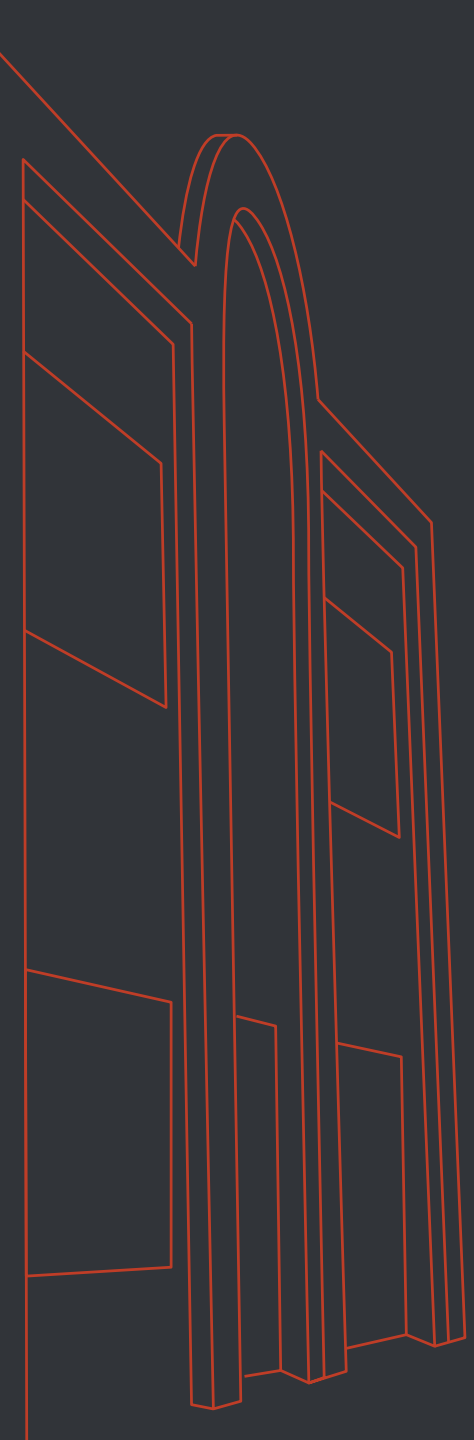
CCCFF City Auditorium  
Feasibility Study

November 17<sup>th</sup>, 2020

**MA**  
Miller & Associates  
CONSULTING ENGINEERS, P.C.

 **WILKINS**  
ARCHITECTURE | DESIGN | PLANNING

# INTRODUCTIONS



# OUR TEAM

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- Miller & Associates
  - Jennie Kozal
  - Mason Herrman
- Wilkins ADP
  - Jacob Sertich, AIA
  - Sergei Klein



**Miller & Associates**  
**CONSULTING ENGINEERS, P.C.**



**WILKINS**  
ARCHITECTURE | DESIGN | PLANNING



# 1<sup>ST</sup> MEETING RECAP

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- Introductions
- Grant Basics
- Project Approach
- Community Profile
- Project Significance
- Existing Conditions
- Discussion



# CIVIC AND COMMUNITY CENTER FINANCING FUND

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- CCCFF
- Construct and/or Improve Community Facilities
  - Libraries
  - Recreation and Wellness Centers
  - Gathering Spaces
  - Convention Centers
  - Town Squares
  - Cultural Centers
- May Include the Conversion, Rehabilitation, or Reuse of Historic Buildings
- Located within Alma's Corporate Limits or ETJ



# CIVIC AND COMMUNITY CENTER FINANCING FUND

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## PHASE 1: PLANNING

- ✓ Data Gathering & Analysis
- ✓ Building Evaluation
- ✓ Citizen Participation
- ✓ Concept Development
- Community Vision
- Short and Long Term Goals

## PHASE 2: CAPITAL CONSTRUCTION

- Implementation of Plan
  - Concept Development
  - Design
  - Bid Letting
  - Construction

# CIVIC AND COMMUNITY CENTER FINANCING FUND

- Grant Application
  - \$562,000 Maximum Funding
  - 50% Local Match
- CCCFF Application Cycle – Jan 2021
  - Preliminary Planning Studies
  - “Turnback Taxes”
    - Large Arena and Convention Centers in Omaha, Lincoln and Ralston
    - Cancelled or Postponed Events in 2020 due to COVID-19
- CCCFF Application Cycle – 2022
  - Same Completion Date for the Plan
  - More Time for Matching Funds



# DISCUSSION RECAP

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- Significance in Community
- Future Vision for Use
- Potential Improvements
  - What characteristics should be maintained?
  - What are the highest priority improvements?
- Historic Significance
- Additional Concerns





# 2<sup>nd</sup> PUBLIC INPUT MEETING

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- Survey Results
- Proposed Improvements
- Discussion
- Moving Forward





# SURVEY RESULTS

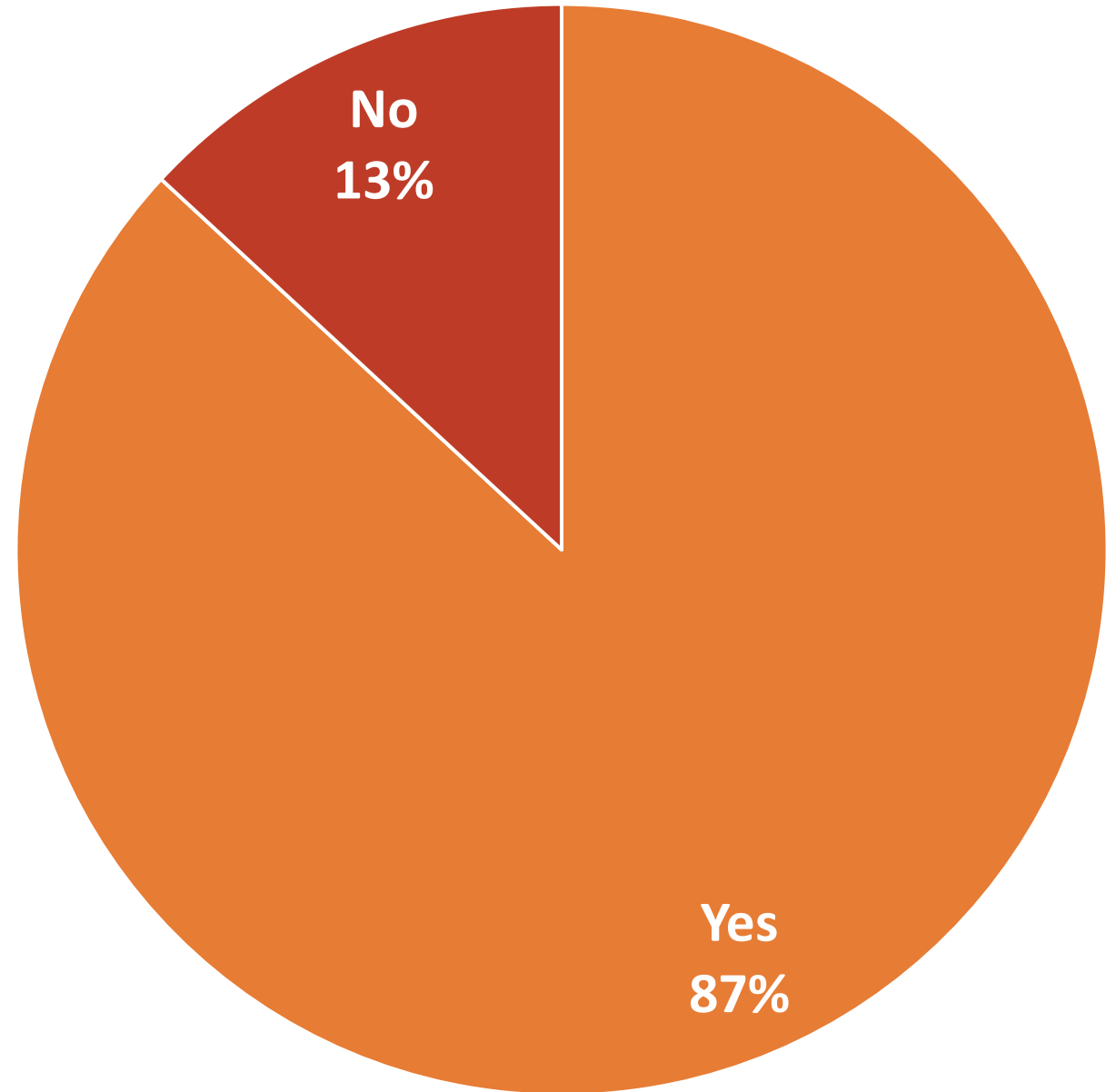
*71 Responses*

# BUILDING USE

- The City Auditorium is already being well-used
- Improvements will benefit the community



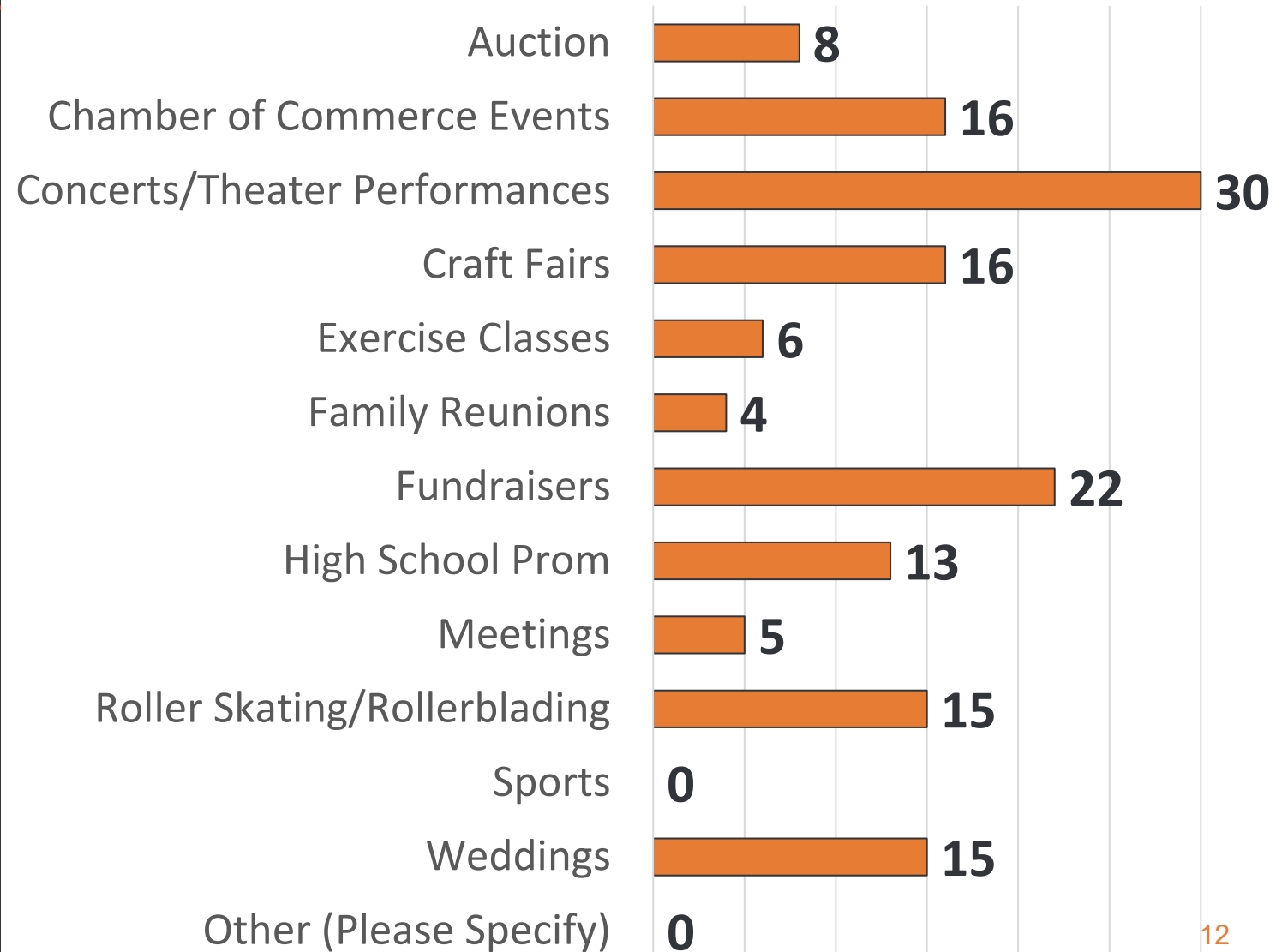
Have you attended an event at the City Auditorium in the past year?



# BUILDING USE

- Variety of Uses:
  - Stage Space
  - Flexible Programming
- Many Scheduled Events

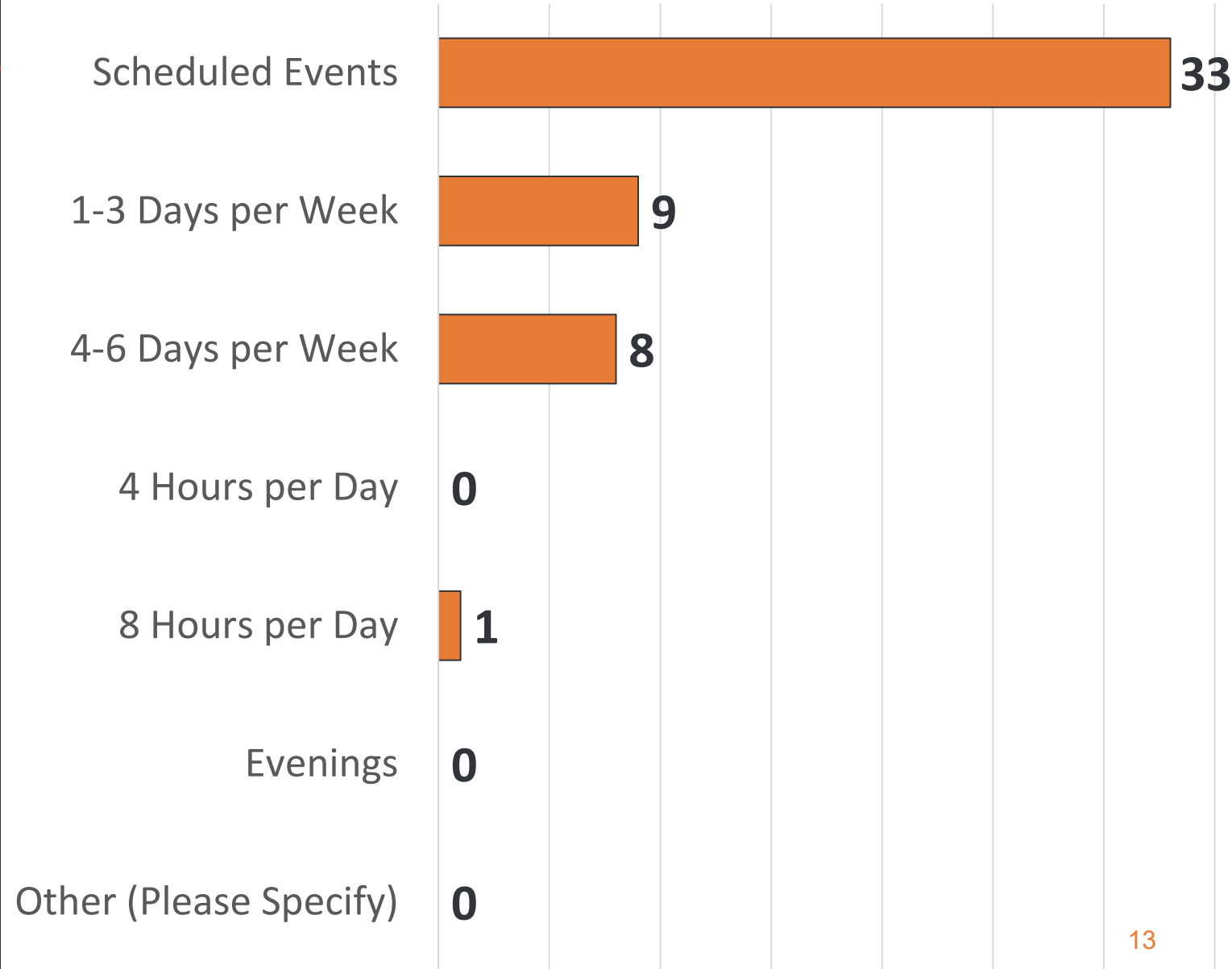
What are the 3 most successful events held at the City Auditorium that you would like to see hosted there in the future?



# BUILDING USE

- The City does not need a full- or part-time staff person for the City Auditorium at this time

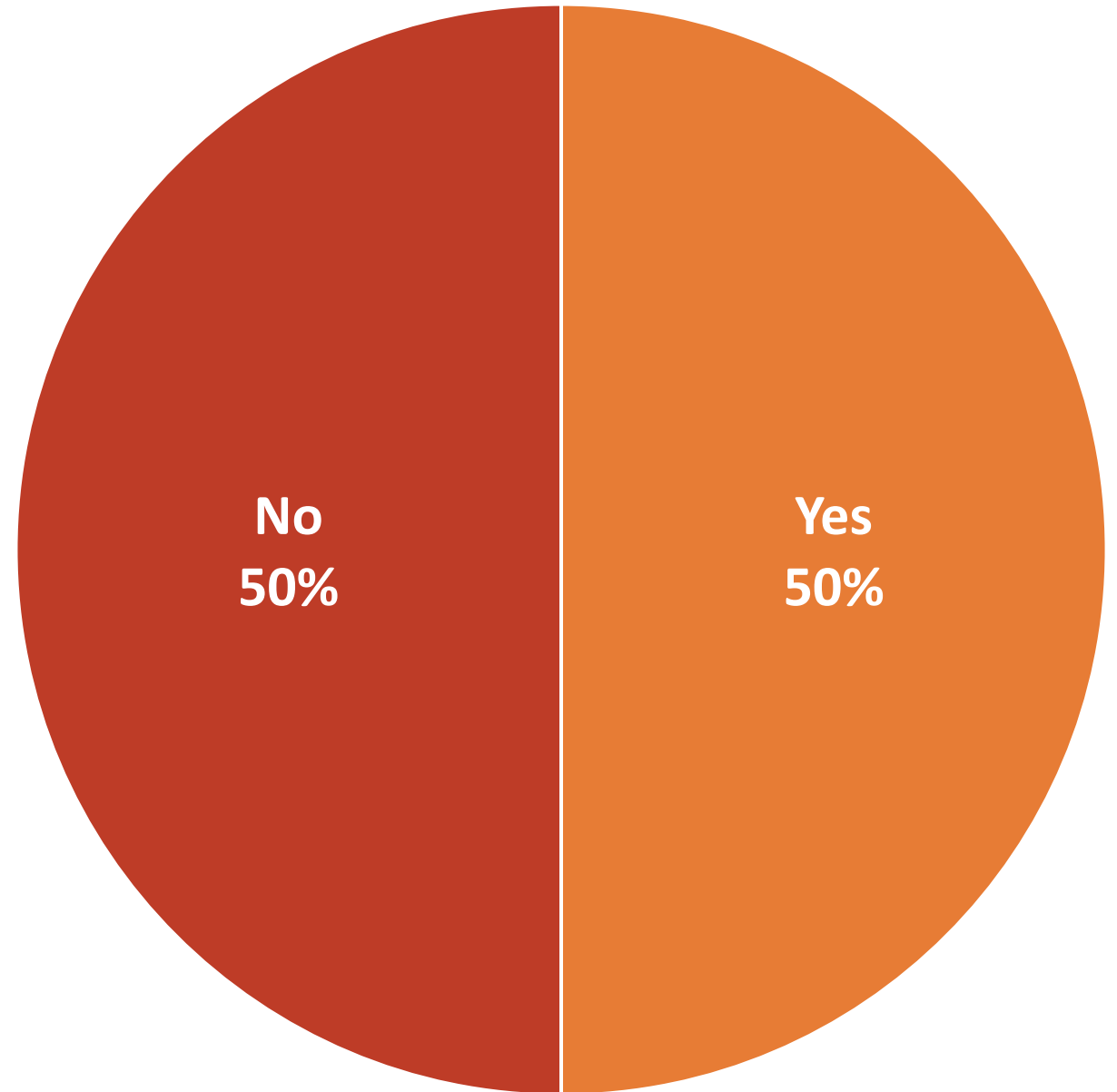
With staffing in mind, when should the City Auditorium be available to the Public?



# COMMUNITY SUPPORT

- People are willing to consider a tax increase with more information moving forward
- Less on-going facility costs without staff

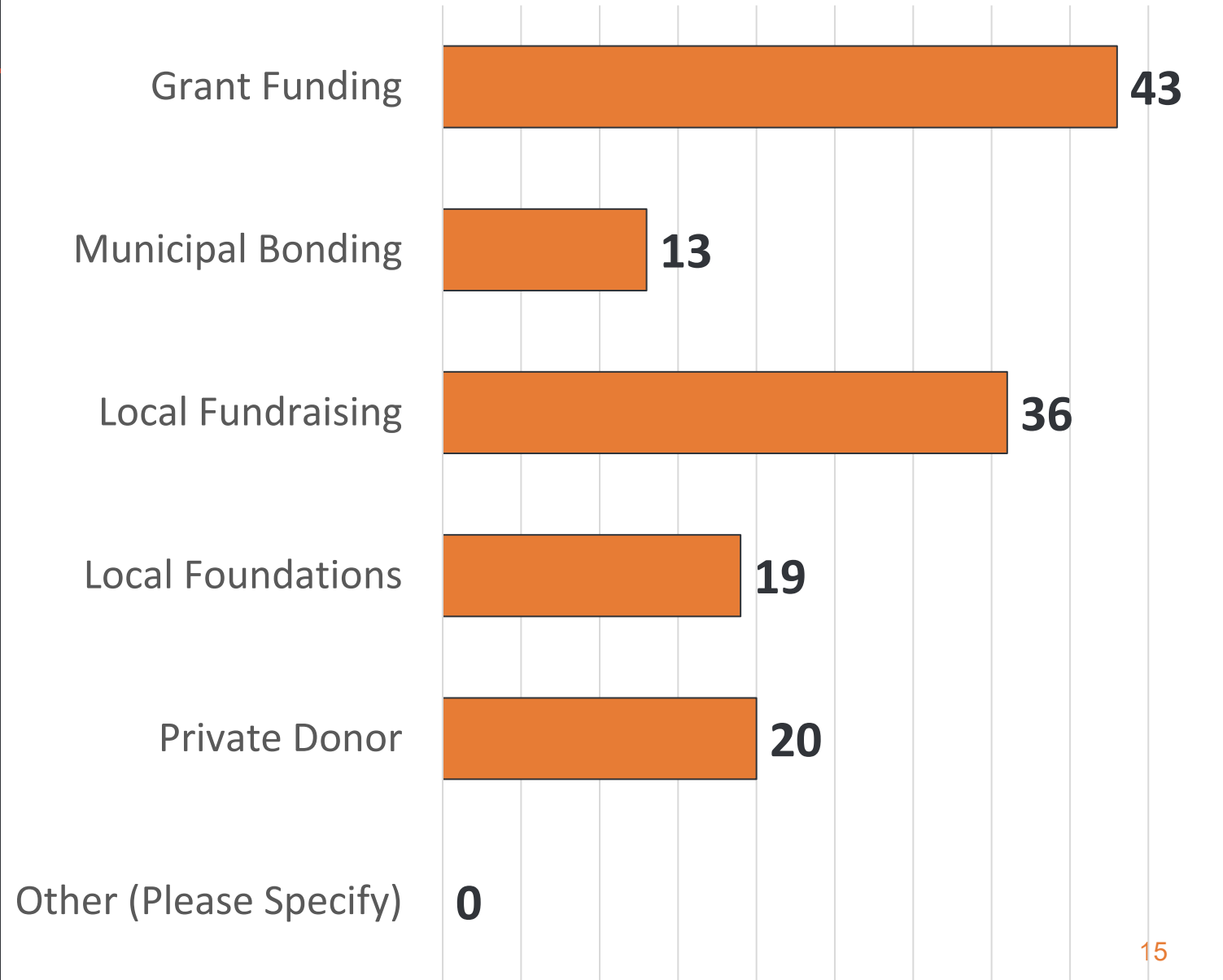
Would you support a minor tax increase to fund on-going facility costs?



# COMMUNITY SUPPORT

- Support for CCCFF
  - \$562,000 Max. Funding
  - 50% Local Match
- Local Fundraising to help provide match

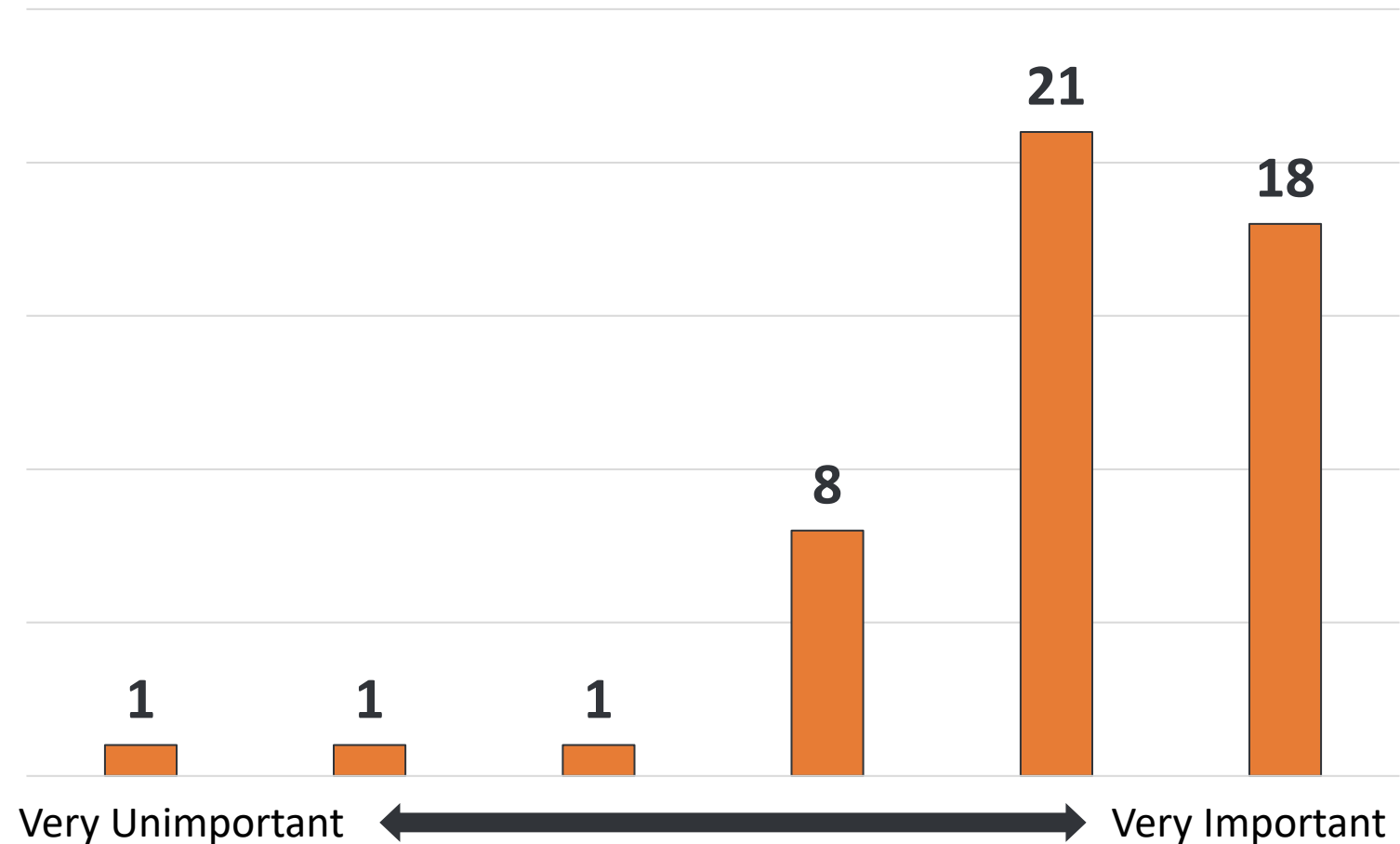
Which funding opportunities are you most willing to support? Please check all that apply.



# COMMUNITY SUPPORT

- Proves support for this project which will help with funding

With a 200-chair capacity, the City Auditorium is the largest venue available for public rental on a regular basis in Alma. How important is this event space to the quality of life for Alma's residents?

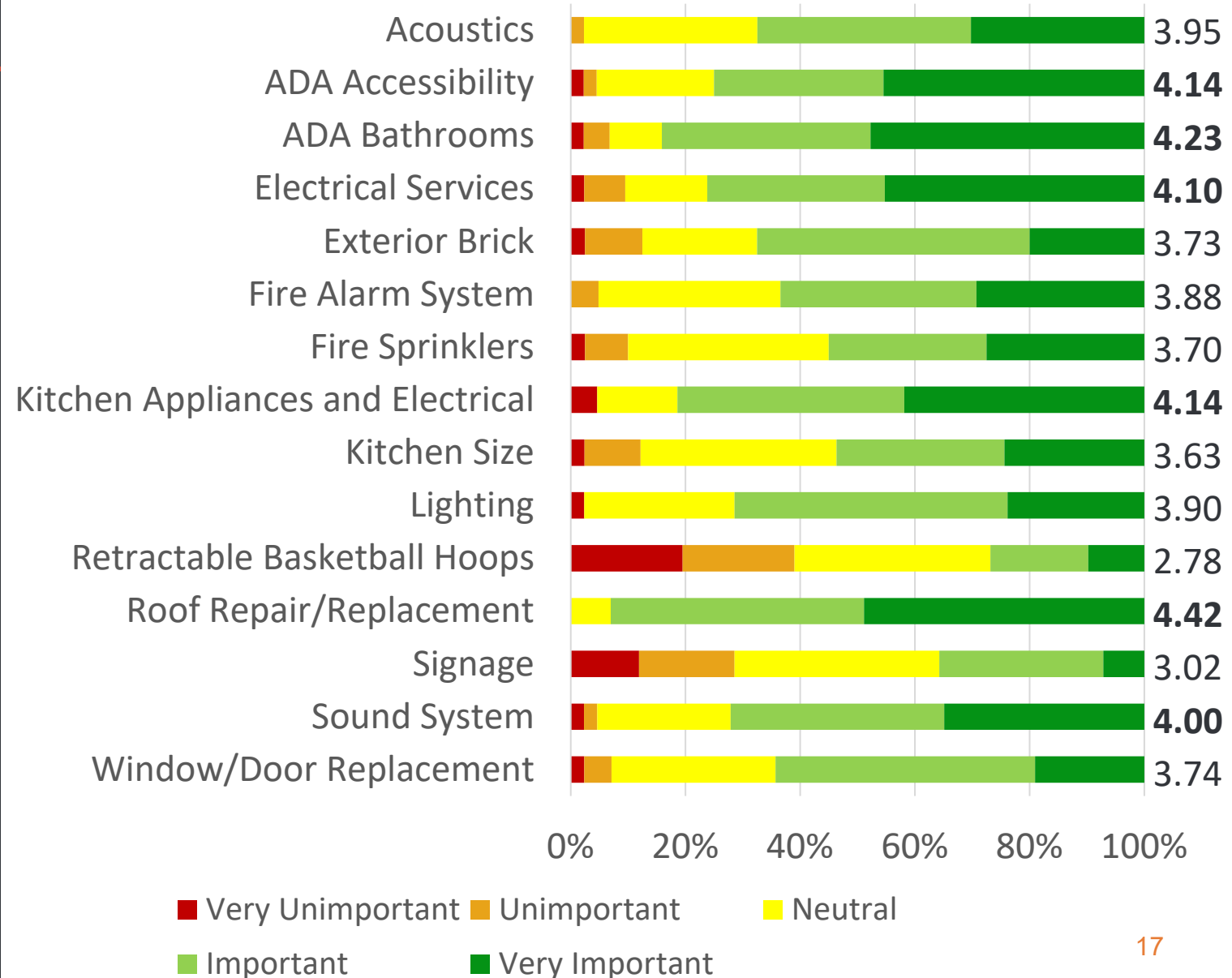




# IMPROVEMENT PRIORITIES

- Roof Repair/Replacement
- ADA Bathrooms
- ADA Accessibility
- Kitchen Appliances and Electrical
- Electrical Services
- Sound System

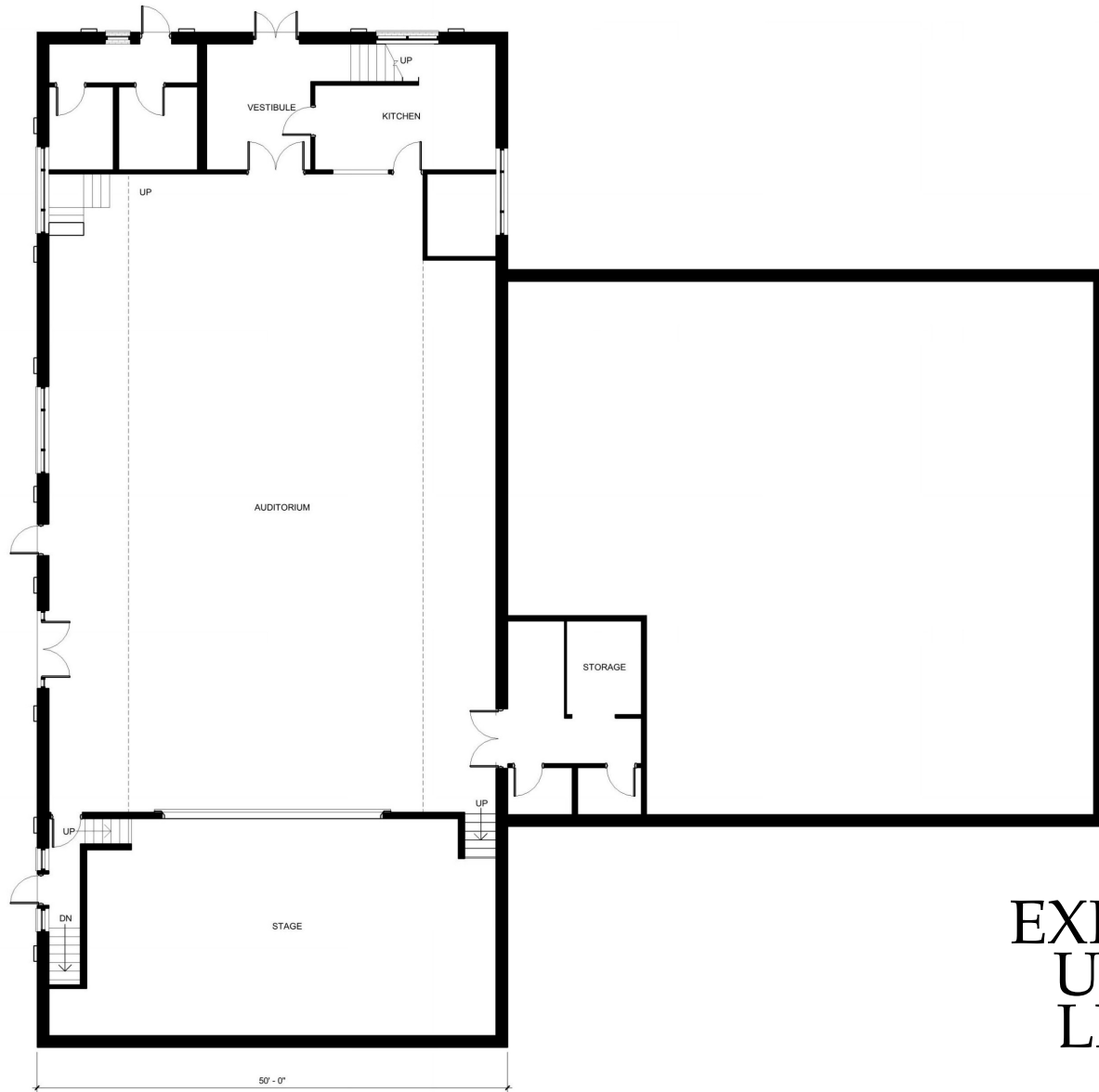
Please rate the importance of the following improvements in the City Auditorium.



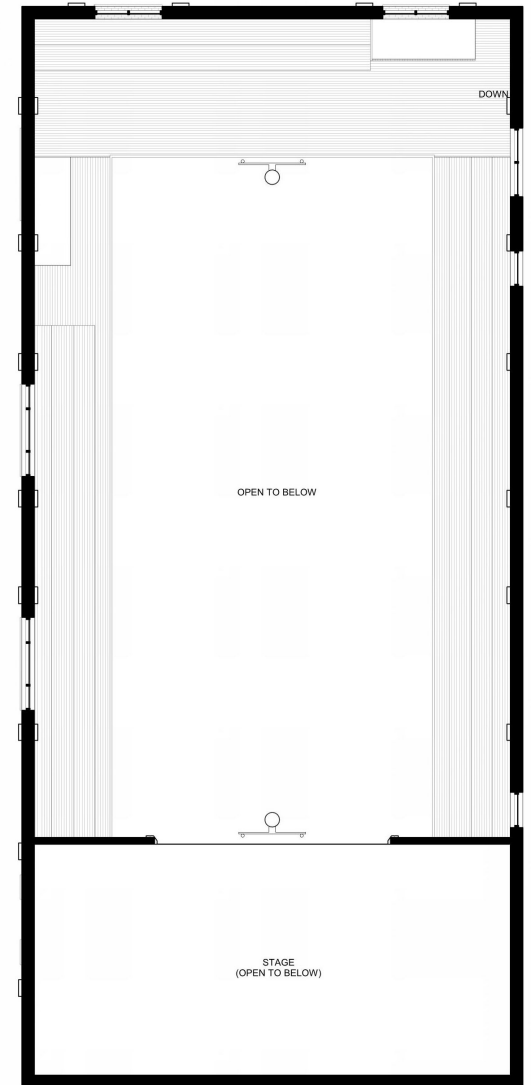


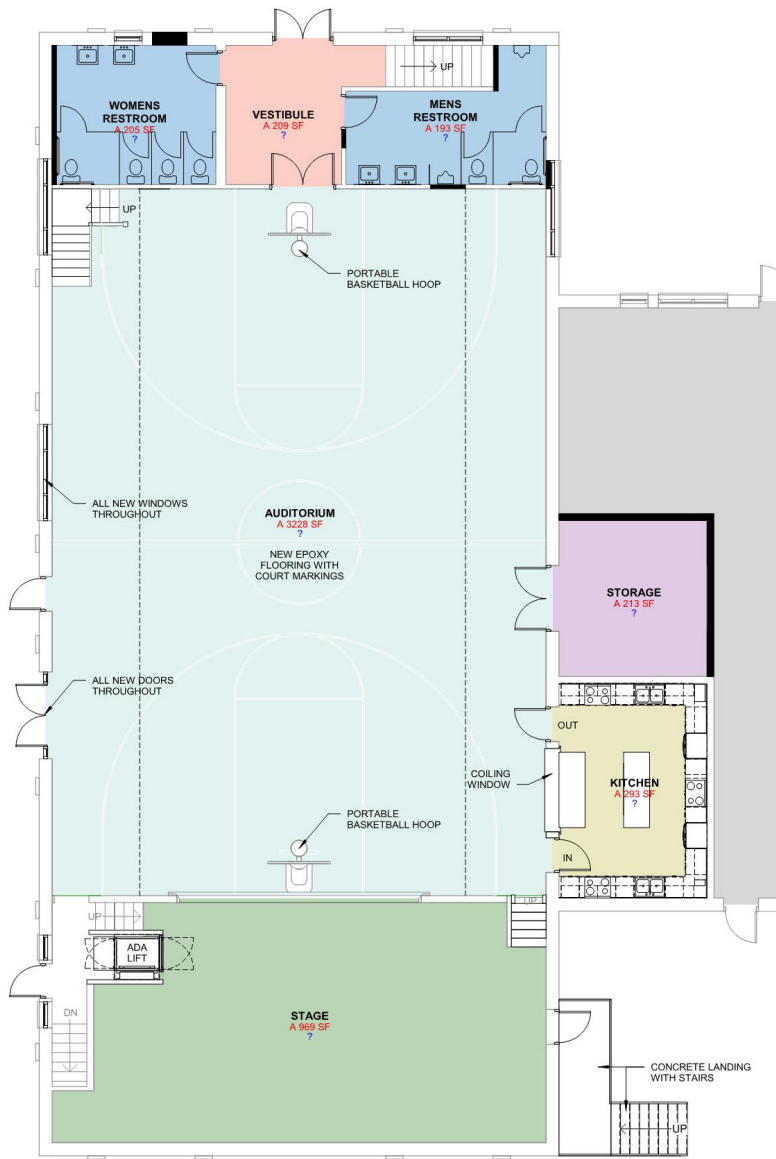
# PROPOSED IMPROVEMENTS

EXISTING  
MAIN  
LEVEL

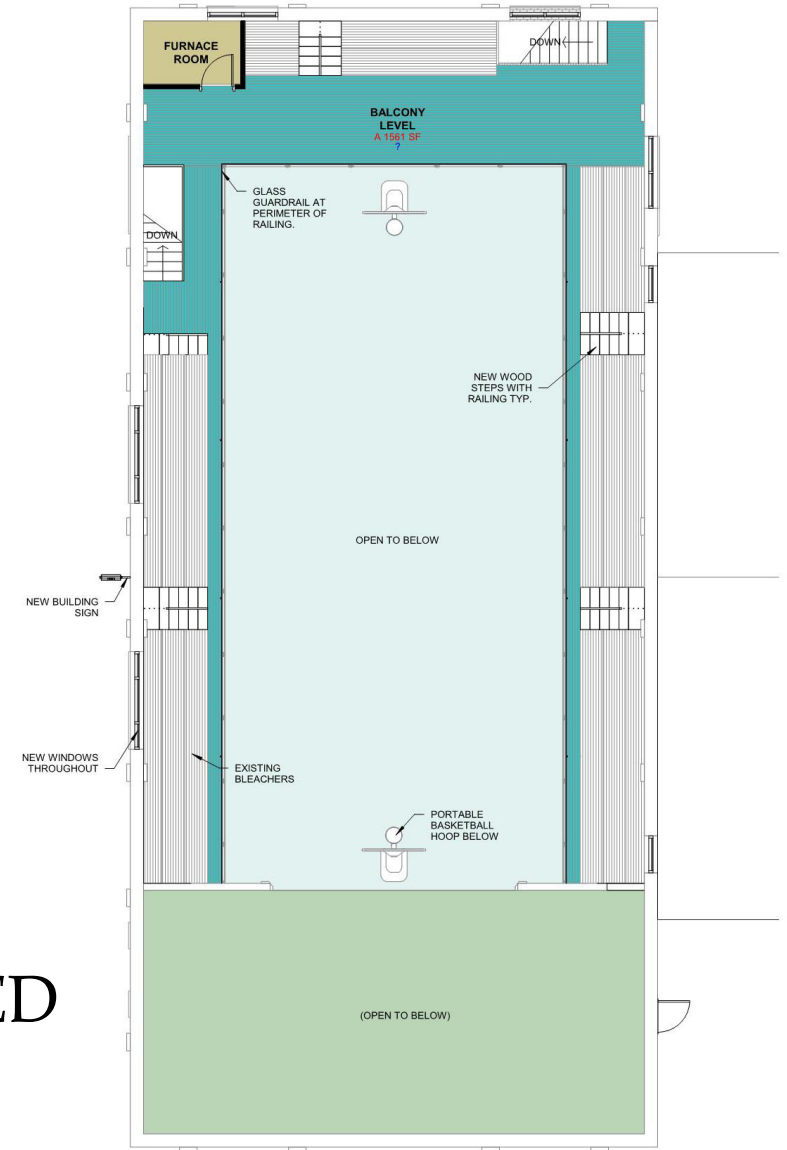


EXISTING  
UPPER  
LEVEL





PROPOSED  
MAIN  
LEVEL



PROPOSED  
UPPER  
LEVEL



# PROPOSED IMPROVEMENTS



# PROPOSED IMPROVEMENTS



# PROPOSED IMPROVEMENTS



## PROPOSED IMPROVEMENTS



# PROPOSED IMPROVEMENTS

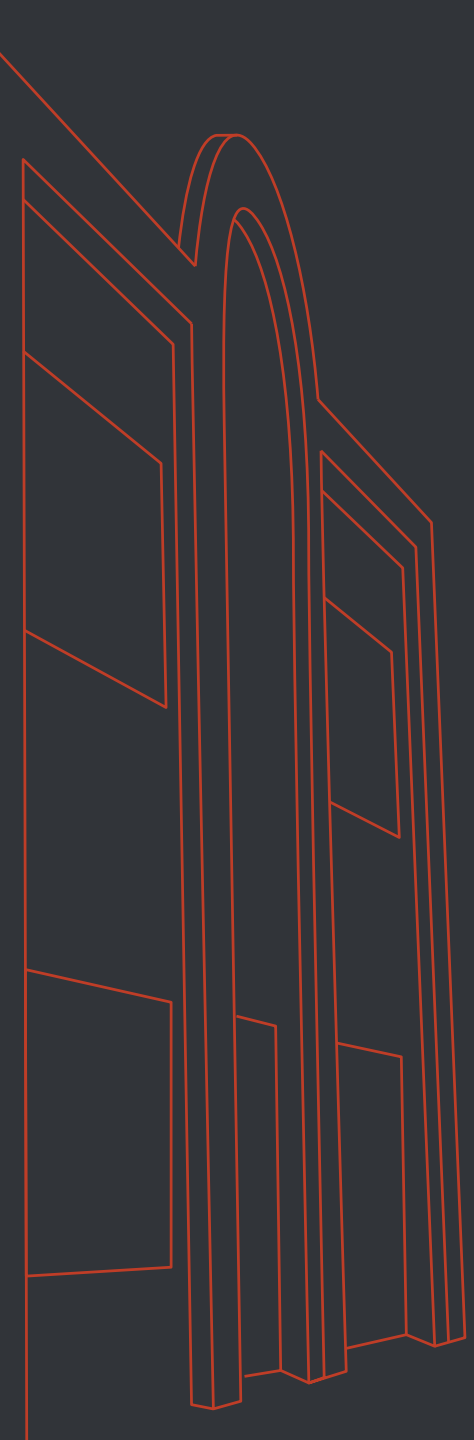


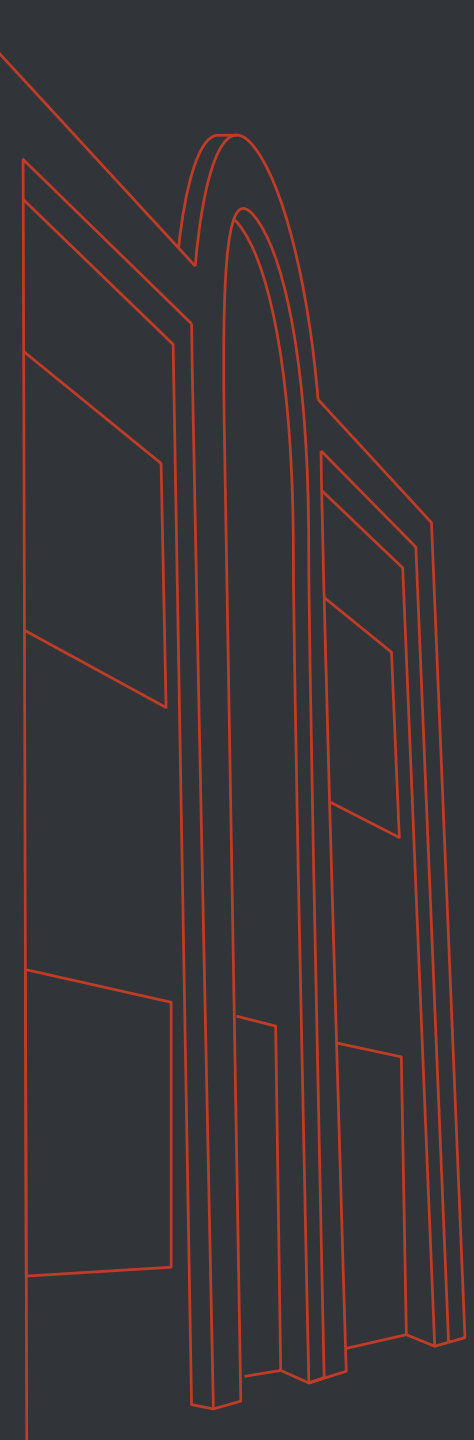
# OPINION OF PROBABLE COST

- ALL IN COSTS = \$1.2 MILLION
  - INCLUDES
    - NEW ROOF
    - NEW WINDOWS AND DOORS
    - TUCKPOINTING OF ALL MASONRY
    - NEW LIGHTING
    - NEW 400 AMP SERVICE
    - NEW KITCHEN & NEW APPLIANCES
    - RESTROOMS
    - NEW FLOORING
    - WHEELCHAIR LIFT TO STAGE
    - NEW SIGNAGE
    - DESIGN & ENGINEERING
    - 5% CONTINGENCY

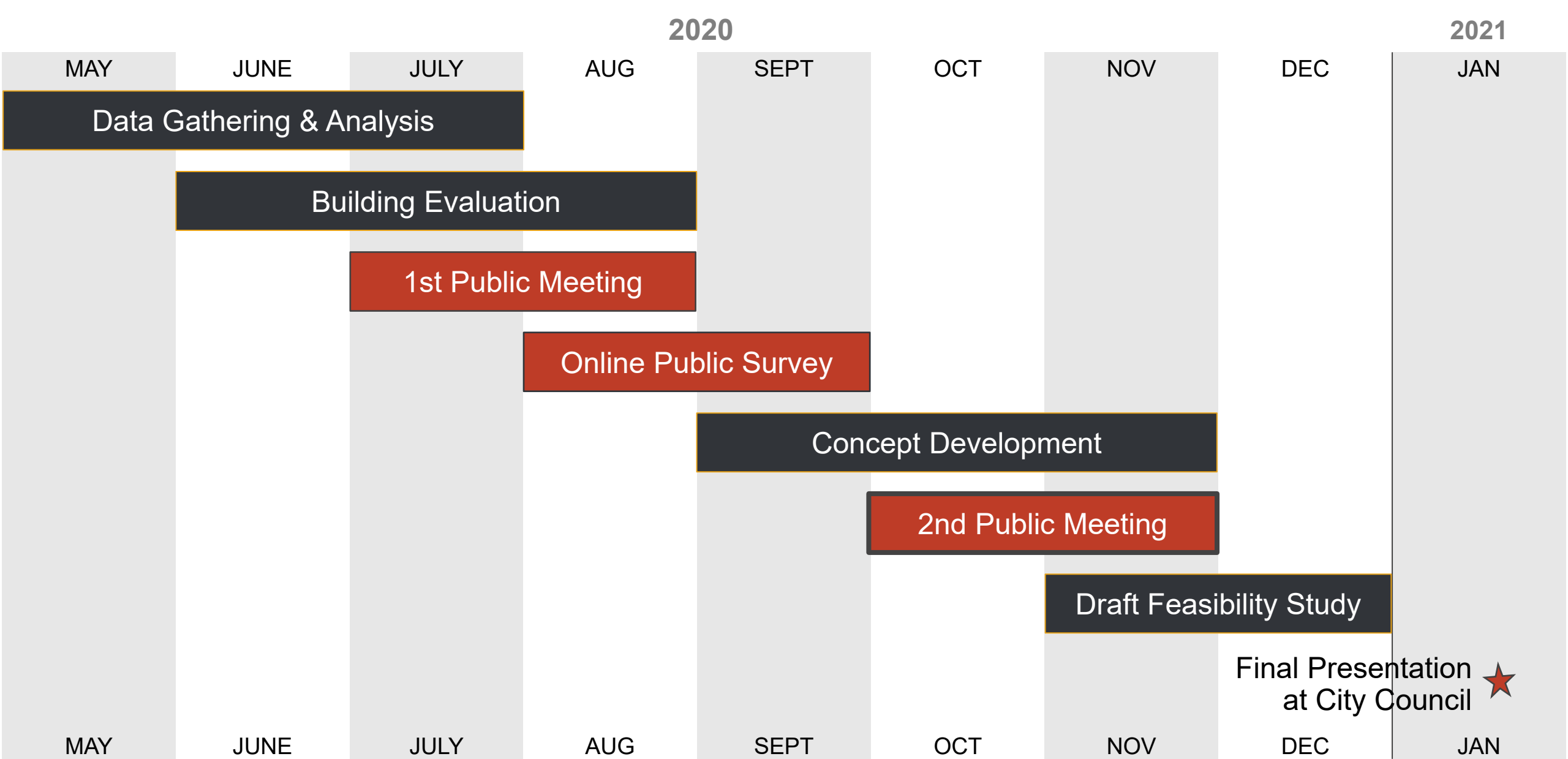


# DISCUSSION





# MOVING FORWARD



# PROJECT TIMELINE

# GRANT FUNDING – Civic and Community Center Financing Fund (CCCCFF)

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## PHASE 1 - PLANNING

- Establishes short & long term goals for the future development of a Community Center.

## PHASE 2 – CAPITAL CONSTRUCTION

- Provides an opportunity for the City to apply for funding (\$562,000) to implement many of the goals outlined within the final Feasibility Study.
- NDED will not be awarding Phase 2 in 2021 – Alma CCCCFF Application due in early 2022

