

# FEASIBILITY STUDY - PHASE 2

CITY OF ANOKA, MINNESOTA

*City Council Worksession  
December 8, 2025*

**ANOKA**  
REAL. CLASSIC.



# AGENDA

**1. OVERVIEW**

**2. REFINED CONCEPT**

**3. CONCEPT & FISCAL ANALYSIS**

**4. NEXT STEPS**



1

# STUDY OVERVIEW



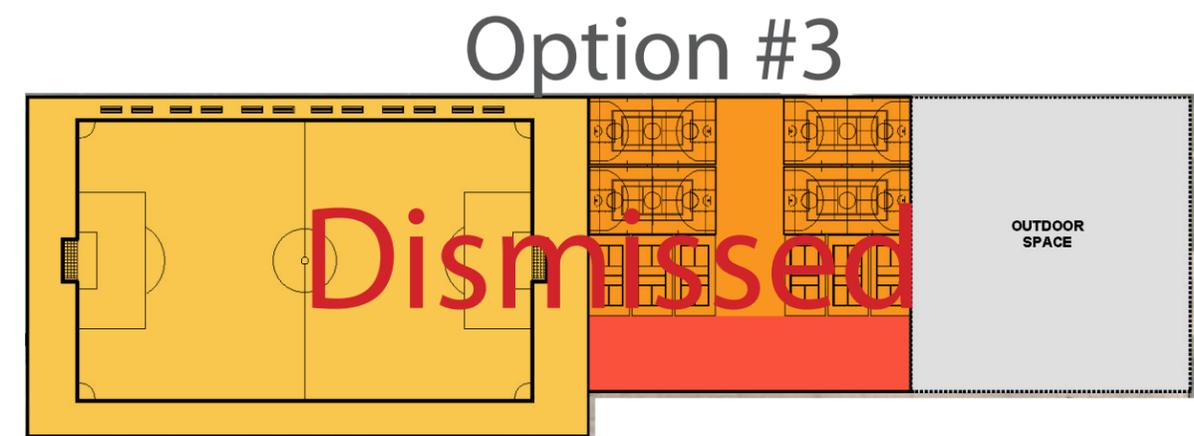
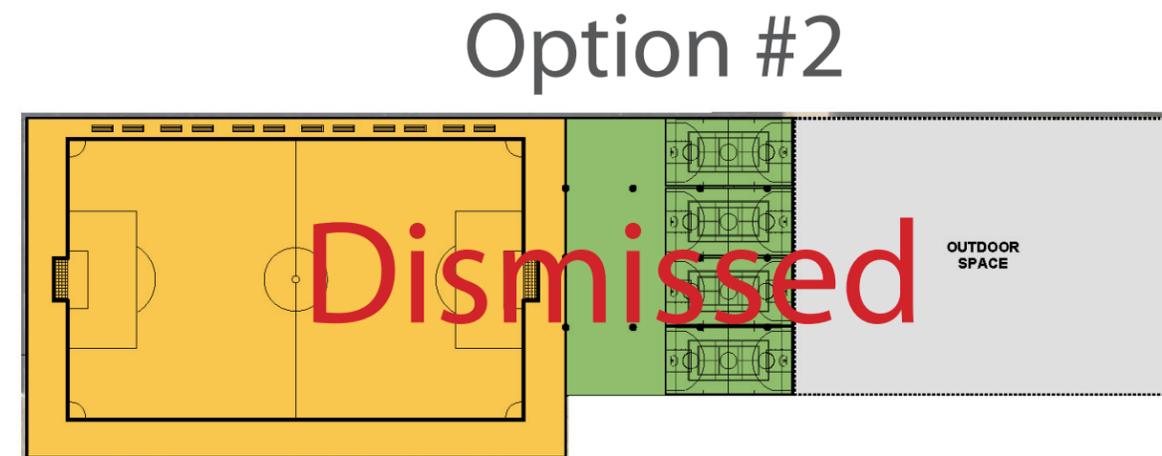
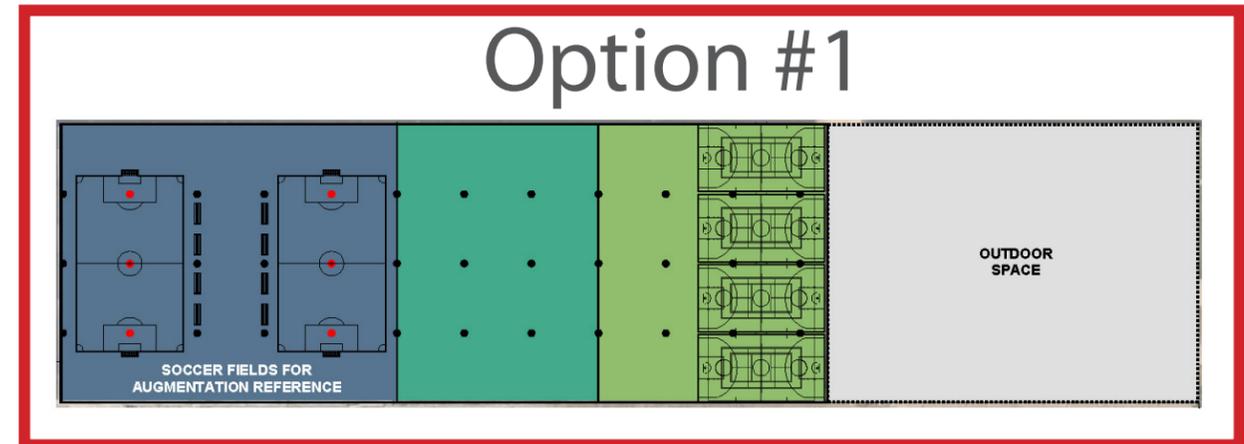
# STUDY PURPOSE

- Evaluate the feasibility of an indoor recreational facility in the former Miller Manufacturing building located in the Anoka Northstar TOD District
  - » Needs analysis
  - » Competitive analysis
  - » Exploration of high-level concepts
- Phase 1 components
  - » Refine concept
  - » Evaluate concept
  - » Fiscal analysis



# COUNCIL DIRECTION ON PHASE 2

- Phase 2 developed a concept based on feedback provided at the August 25th Council Worksession meeting
- Concept refined based on Option #1
  - » Include field house, social areas, and court/fitness areas
  - » Focus on indoor facilities
- As feasible, consider:
  - » Indoor play area
  - » Fitness/weight area
  - » Senior Center
  - » Restroom/locker rooms
  - » Concessions
  - » Flex spaces for training



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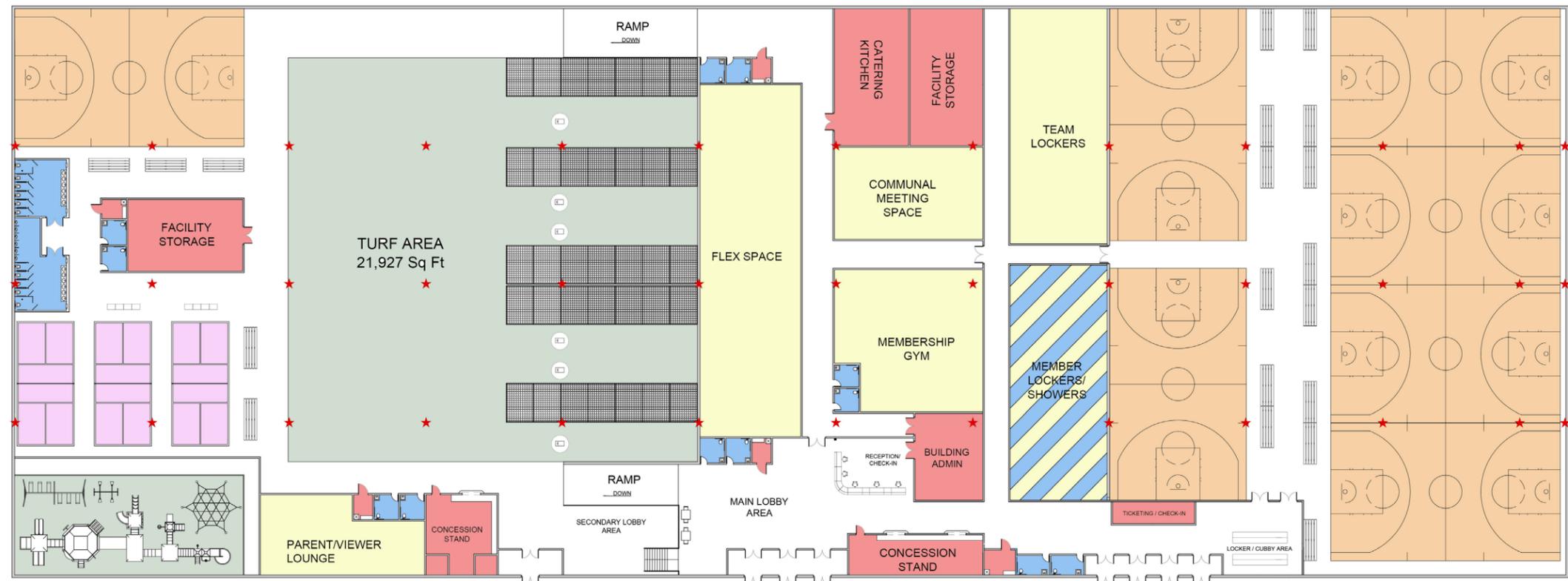
# REFINED CONCEPT



# REFINED CONCEPT

## OVERVIEW

- Summary of elements:
  - » 7 full-sized basketball courts with columns along baselines
  - » 5 batting cages
  - » Multi-use turf area
  - » 3 pickleball courts
  - » Indoor playground
  - » Membership gym
  - » Communal hub area
- Layout dictated by existing building conditions rather than preferred design
- Player safety concerns and use limitations due to column locations & proximity to walls



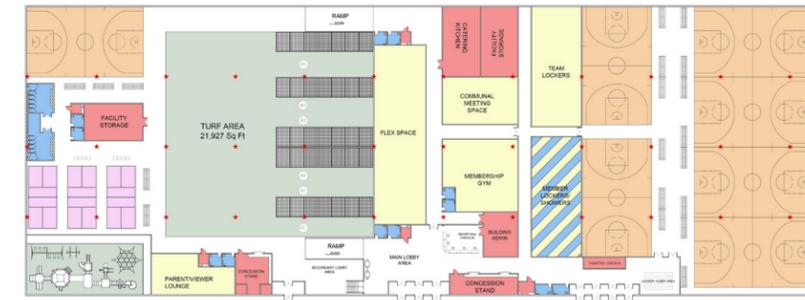
### » Communal hub area:

- ◇ Parent/spectator lounge
- ◇ Flex space
- ◇ Catering kitchen
- ◇ Community room
- ◇ Locker rooms
- ◇ Administration offices
- ◇ Concession stand

 — EXISTING STRUCTURAL COLUMNS

# REFINED CONCEPT

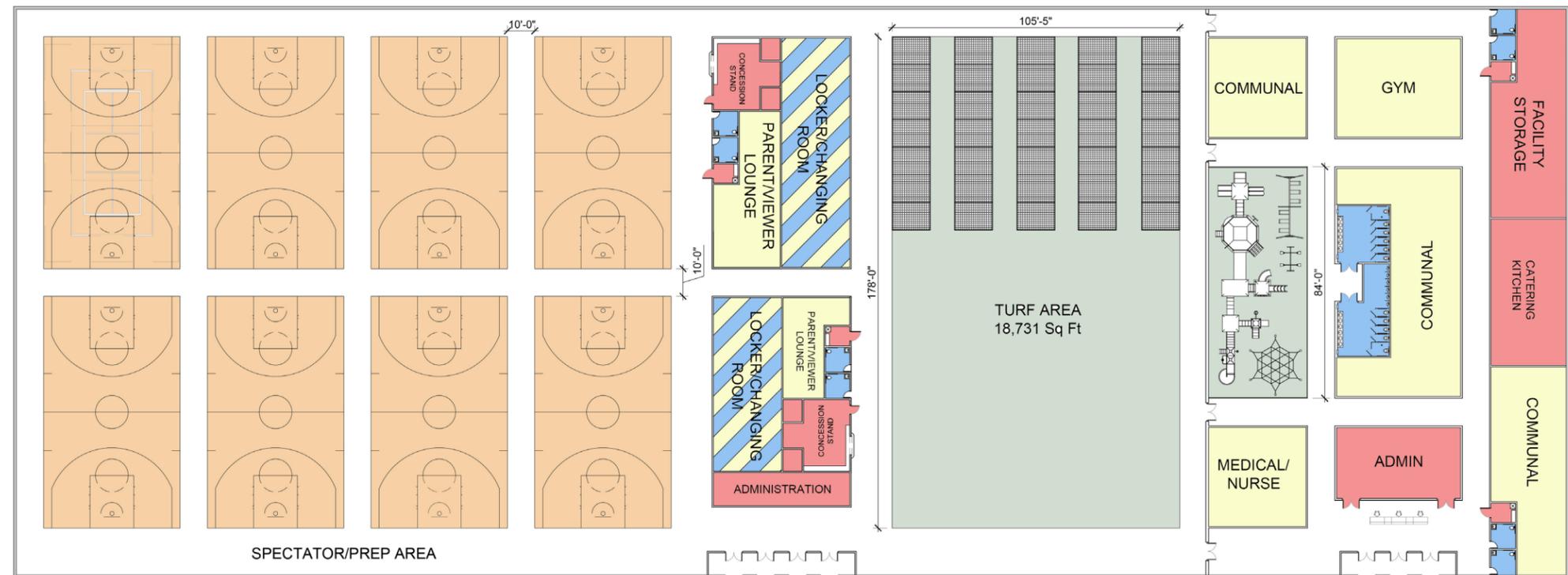
## COSTS



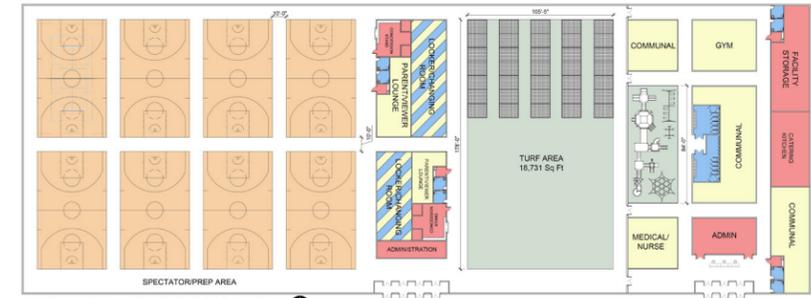
Costs	Refined Concept
Exterior building envelope improvements and demo	\$7,307,700
Activity and athletic space renovation	\$4,392,150
Communal/gathering space	\$3,210,900
Building administrative space	\$1,512,810
Common areas/facility wide improvements	\$4,195,120
Contingencies (design + construction)	\$8,247,470
Soft Costs (engineering, design, permits, etc.)	\$6,185,610
Escalation	\$2,061,870
<b>Total Estimate (Concept/Study)</b>	<b>\$37.1 million</b>
Outdoor recreation space (space #4)	Not included in cost estimate
Parking	Not included in cost estimate
Other Site Improvements	Not included in cost estimate

# NEW CONSTRUCTION COMPARISON

- Example layout of same footprint without existing building constraints
- Includes the same facilities as the refined concept
- Considerations:
  - » More space around basketball courts and field area is safer for players
  - » Still limited spectator seating between courts
  - » Multi-use turf area not limited by columns, but it is still not a standard size turf area for youth or adult play
- Developed without considering community input or full site analysis for optimal design



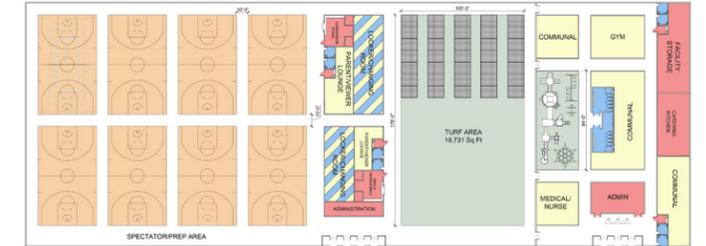
# NEW CONSTRUCTION COSTS



Costs	New Construction Concept
Exterior building envelope improvements and demo	\$1,448,730
Activity and athletic space renovation	\$21,680,940
Communal/gathering space	\$2,783,550
Building administrative space	\$1,670,100
Common areas/facility wide improvements	\$4,664,490
Contingencies (design + construction)	\$6,449,540
Soft Costs (engineering, design, permits, etc.)	\$8,061,930
Escalation	\$1,612,390
<b>Total Estimate (Concept/Study)</b>	<b>\$48.3 million</b>
Outdoor recreation space (space #4)	Not included in cost estimate
Parking	Not included in cost estimate
Other Site Improvements	Not included in cost estimate

# COST COMPARISON

## ESTIMATED COSTS



Costs	Refined Concept	New Construction
Exterior building envelope improvements and/or demo	\$7,307,700	\$1,448,730
Activity and athletic space renovation/construction	\$4,392,150	\$21,680,940
Communal/gathering space	\$3,210,900	\$2,783,550
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# CONCEPT & FISCAL ANALYSIS



# CONCEPT EVALUATION

- Identified specifications for practice-and competition-level facilities
- Compared refined concept specifications to both types of facilities
- Practice facilities:
  - » Varying facility sizes
  - » Limited amenities
- Competition facilities:
  - » Full-sized facilities
  - » Amenities including team and spectator seating, concessions, locker rooms, etc.

	Facility Checklist	RECOMMENDED PRACTICE FACILITY SPECIFICATIONS	RECOMMENDED COMPETITION FACILITY SPECIFICATIONS	REFINED CONCEPT SPECIFICATIONS
CEILING HEIGHTS	BASKETBALL	25 ft	25 ft	18-22 ft
	VOLLEYBALL	23 ft	23 ft	18-22 ft
	SOCCER	25 ft	30+ ft	18-20 ft
	BASEBALL/SOFTBALL	20-30 ft	20-30 ft	18-20 ft
	BATTING CAGES	12 ft	12 ft	18-20 ft
	PICKLEBALL	18 ft	20 ft	18-22 ft
STANDARD FACILITY SIZE	BASKETBALL (HIGH SCHOOL)	84 ft x 50 ft	84 ft x 50 ft	84 ft x 50 ft
	VOLLEYBALL	60 ft x 30 ft	60 ft x 30 ft	60 ft x 30 ft
	MULTI-USE TURF FIELD	70-80 yds x 44-55 yds (Limited Use)	100-120 yds x 55-80 yds (Full-Sized)	Three areas between columns, each 50 yds x 16 yds
	BATTING CAGES	35 ft x 12 ft	55 - 70 ft x 14 ft	70 ft x 14 ft
	PICKLEBALL	44 ft x 20 ft	44 ft x 20 ft	44 ft x 20 ft
SAFETY	BASKETBALL COURT	3 ft area around court	8-10 ft area around court	0+ ft around court
	VOLLEYBALL	6 ft area around court	6 ft area around court	6+ ft around court
	SOCCER	4 ft area around field	4-10 ft area around field	0+ ft around field
AMENITIES	TEAM SEATING ADJACENT TO FACILITY	○	✓	○
	SPECTATOR SEATING	○	✓	✓
	CONCESSIONS	○	✓	✓
	TEAM MEETING ROOMS	○	✓	✓
	TEAM LOCKER ROOMS	○	✓	✓
	WARM-UP AREAS	○	✓	○



# FISCAL ANALYSIS - COSTS

## DEBT SERVICE

- Based on estimated construction costs and fees associated with the bond, city would need a bond amount of \$38,670,000
- With a 4.03% interest rate, annual debt service would be \$2,850,000
- After paying off the bond for 20 years, total project cost would be \$58,037,340

Debt Service Amounts	Costs
Construction Costs*	\$37,114,590
Cost to Issue Bonds	\$155,000
Underwriters Fee	\$309,360
Capitalized Interest	\$1,091,050
Total Bond Amount	\$38,670,000
Debt Service Payments	Payment
Average Interest Rate	4.03%
Annual Debt Service Payment	\$2,850,000
Monthly Debt Service Payment	\$237,500
Total Project Cost after 20 Years	\$58,037,340
*Construction costs are based on preliminary estimates and do not include site improvements.	



# FISCAL ANALYSIS - COSTS

## OPERATION COSTS

- Annual operating costs for the refined concept are estimated to be: \$1,621,350
- Operating costs for a community center include:
  - » Staffing
  - » Maintenance
  - » Insurance
  - » Administration
  - » Building utilities
- Estimates for operation costs come from city staff expertise and costs of other city-owned facilities, such as the Anoka Aquatic Center



# FISCAL ANALYSIS - REVENUE

## REVENUE

- Assumptions used:
  - » Hourly rental rates (prime and non-prime hours)
  - » Number of operational hours
  - » Percent of available time facility is in use (fill rate)
- Assumptions based on:
  - » Available information from nearby facilities
  - » Similar city-owned facilities
  - » Staff & consultant expertise
- Limitations
  - » Difficult to account for impacts of weather (i.e. rainy days increase use of playground)

Revenue Source	Estimated Revenue
Athletic Facility Rentals	\$585,160
Drop-in/Open Gym Users	\$254,000
Membership Gym	\$417,000
Playground	\$303,690
Community Room Rental	\$81,250
<b>Total Revenue</b>	<b>\$1,641,100</b>



# FISCAL ANALYSIS

## SUMMARY

- Based on cost and revenue estimates, operating the Miller Manufacturing building as a recreation center would result in an annual deficit of: \$2,830,250

	Type	Est. Annual Amount
Debt Service Payment	Expense	(\$2,850,000)
Operating Costs	Expense	(\$1,621,350)
Revenue	Revenue	\$1,641,100
<b>Total Revenue</b>		<b>(\$2,830,250)</b>



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# NEXT STEPS



# NEXT STEPS

If the City is moving forward with re-use or new construction for a community center, next steps should include:

- Robust community engagement to understand:
  - » What facilities are most needed
  - » How a community center would be used by the community
  - » Programming types desired
- Site analysis to understand:
  - » Access and traffic flows
  - » Landscaping
  - » Parking
- Refined cost estimate:
  - » Update costs to reflect community input and site analysis



# REFERENCE SLIDES



# NEEDS ANALYSIS

## PURPOSE

- Understand how the current need for indoor recreation facilities is being met today
- Understand the current facilities available, including use patterns, need for additional facilities, and the types of facilities that a new community center would need to offer
- Determine the potential demand for additional indoor athletic facilities

## METHOD

- Survey was sent to 11 athletic organizations in and around Anoka
- Survey was open for approximately 1 month



### **Anoka Athletic Associations and Organizations**

#### **Indoor Recreation Facility Exploration Survey**

The City of Anoka is exploring whether additional indoor recreational facilities are needed in the City. This survey is part of the study kick-off and intended to help the City understand how the community is currently served and where there are unmet needs.

This survey is intended for leadership of associations and organizations. As the survey covers a variety of activities it may need to be shared with more than one individual in the association/organization. However, please limit it to the minimum number needed to provide the City a sense of needs.

# FINDINGS

- 5 responses
  - » Anoka High School
  - » Anoka-Hennepin Community Ed
  - » ARAA
  - » Boreal FC



- Key trends
  - » Most programming occurs between **2:00-9:00pm**, even on weekends
  - » Indoor facilities are used **year-round** for hockey, **basketball**, and **volleyball** programs; all other program types use indoor facilities during **a limited time of year**
  - » Difficulty of scheduling indoor facilities varies by sport

VERY / SOMEWHAT EASY	NEUTRAL / SOMEWHAT DIFFICULT	VERY DIFFICULT
<ul style="list-style-type: none"> <li>• Ice Hockey</li> <li>• Lacrosse</li> </ul>	<ul style="list-style-type: none"> <li>• Basketball</li> <li>• Football</li> <li>• Pickleball</li> <li>• Soccer</li> <li>• Tennis</li> <li>• Volleyball</li> </ul>	<ul style="list-style-type: none"> <li>• Baseball</li> <li>• Softball</li> </ul>

# NEEDS ANALYSIS

## PROGRAMMING OFFERED BY ORGANIZATION

Organizations	SOCCER	LACROSSE	FOOTBALL	BASKETBALL	VOLLEYBALL	TENNIS	PICKLEBALL	SOFTBALL/ BASEBALL	HOCKEY
									
Anoka High School	✓	✓	✓	✓	✓	✓	○	✓	✓
Anoka-Hennepin Community Ed	✓	○	✓	✓	✓	✓	○	○	○
AARA	✓	✓	✓	✓	✓	○	✓	✓	○
Boreal FC	✓	○	○	○	○	○	○	○	○
Anoka Ice Arena Association	○	○	○	○	○	○	○	○	✓
PACT Charter School	✓	○	✓	✓	✓	○	○	✓	○
Paladin Sports Outreach <sup>1</sup>	✓	○	✓	✓	○	○	○	✓	○

# NEEDS ANALYSIS

## INDOOR FACILITY NEEDS BY PROGRAM

Programs	 <b>SPRING</b>	 <b>SUMMER</b>	 <b>FALL</b>	 <b>WINTER</b>
	(MAR-MAY)	(JUN-AUG)	(SEP-OCT)	(NOV-FEB)
<b>SOCCER</b>	✓	○	○	✓
<b>LACROSSE</b>	✓	○	○	✓
<b>BASKETBALL</b>	✓	✓	✓	✓
<b>VOLLEYBALL</b>	✓	✓	✓	✓
<b>TENNIS</b>	✓	○	○	✓
<b>SOFTBALL/ BASEBALL</b>	✓	○	○	○
<b>HOCKEY</b>	✓	✓	✓	✓

\*RESPONDENTS DID NOT PROVIDE INFORMATION ABOUT WHEN INDOOR FACILITIES ARE USED FOR FOOTBALL AND PICKLEBALL

<sup>1</sup>PALADIN SPORTS OUTREACH ALSO OFFERS FLOOR HOCKEY. FLOOR HOCKEY HAS THE SAME FACILITY REQUIREMENTS AS BASKETBALL AS IT IS PLAYED ON COURTS.

	Times of Day					
	7-9AM	9AM-2PM	2-6PM	6-9PM	9-11PM	OTHER
<b>MONDAY</b>	*1		3	3	*1	
<b>TUESDAY</b>	*1		3	3	*1	
<b>WEDNESDAY</b>	*1		3	3	*1	
<b>THURSDAY</b>	*1		3	3	*1	
<b>FRIDAY</b>	*1		3	3	*1	
<b>SATURDAY</b>	*1	*1	2	3	*1	
<b>SUNDAY</b>	*1	*1	2	3	*1	

# = NUMBER OF ORGANIZATION WHO HOST PROGRAMMING AT THIS TIME  
 \*ONLY HOCKEY PROGRAMS ARE OFFERED DURING THESE TIMES



# NEEDS ANALYSIS

## DIFFICULTY SCHEDULING FACILITIES BY SPORT



Soccer



Lacrosse



Football



Basketball



Volleyball



Tennis



Pickleball



Softball/Baseball



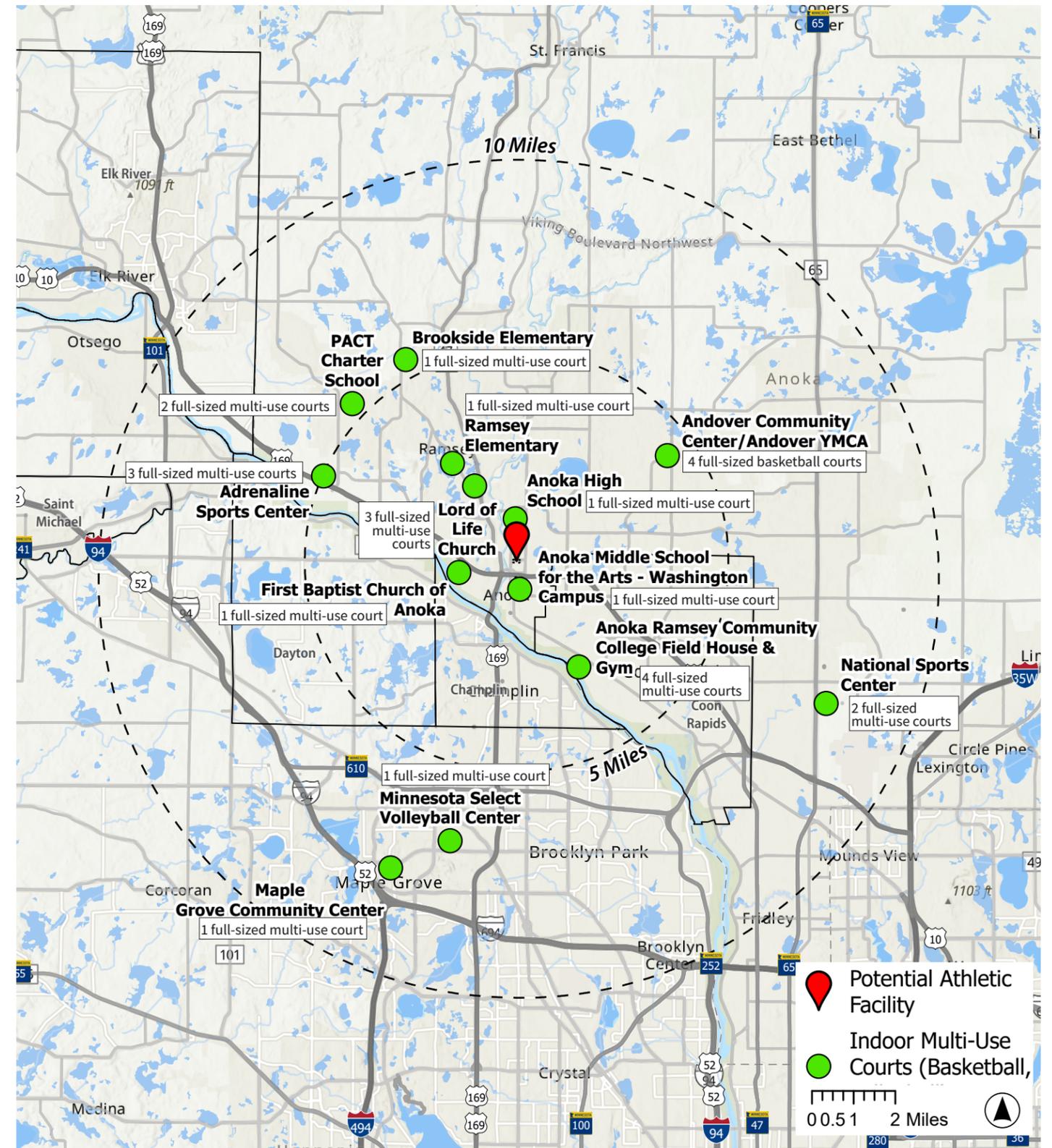
Hockey

# COMPETITIVE ANALYSIS PURPOSE

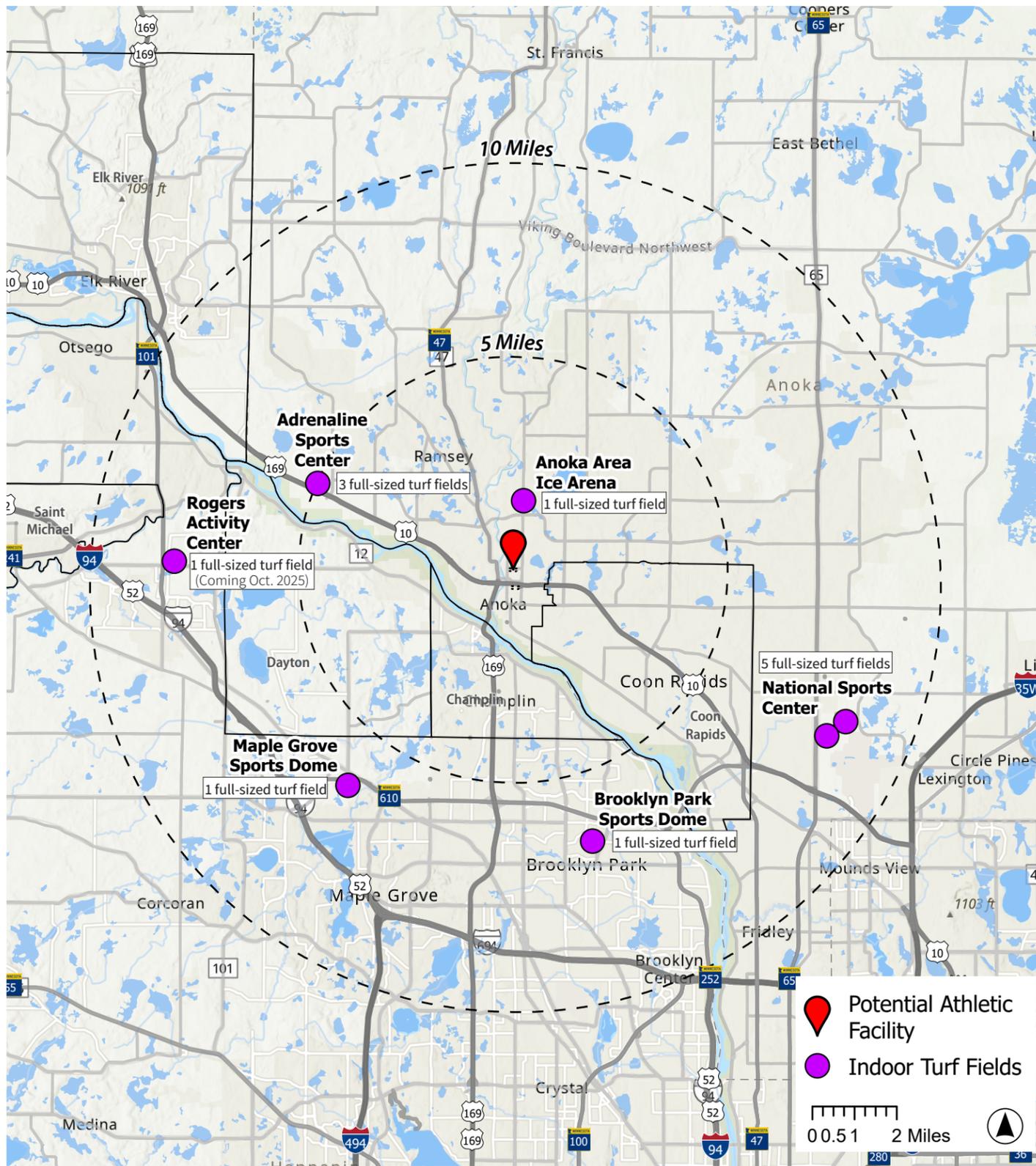
- Better understand how the need for indoor athletic facilities is currently being met in the community
- Identify the locations of existing facilities in relation to the proposed Anoka site

## METHODS

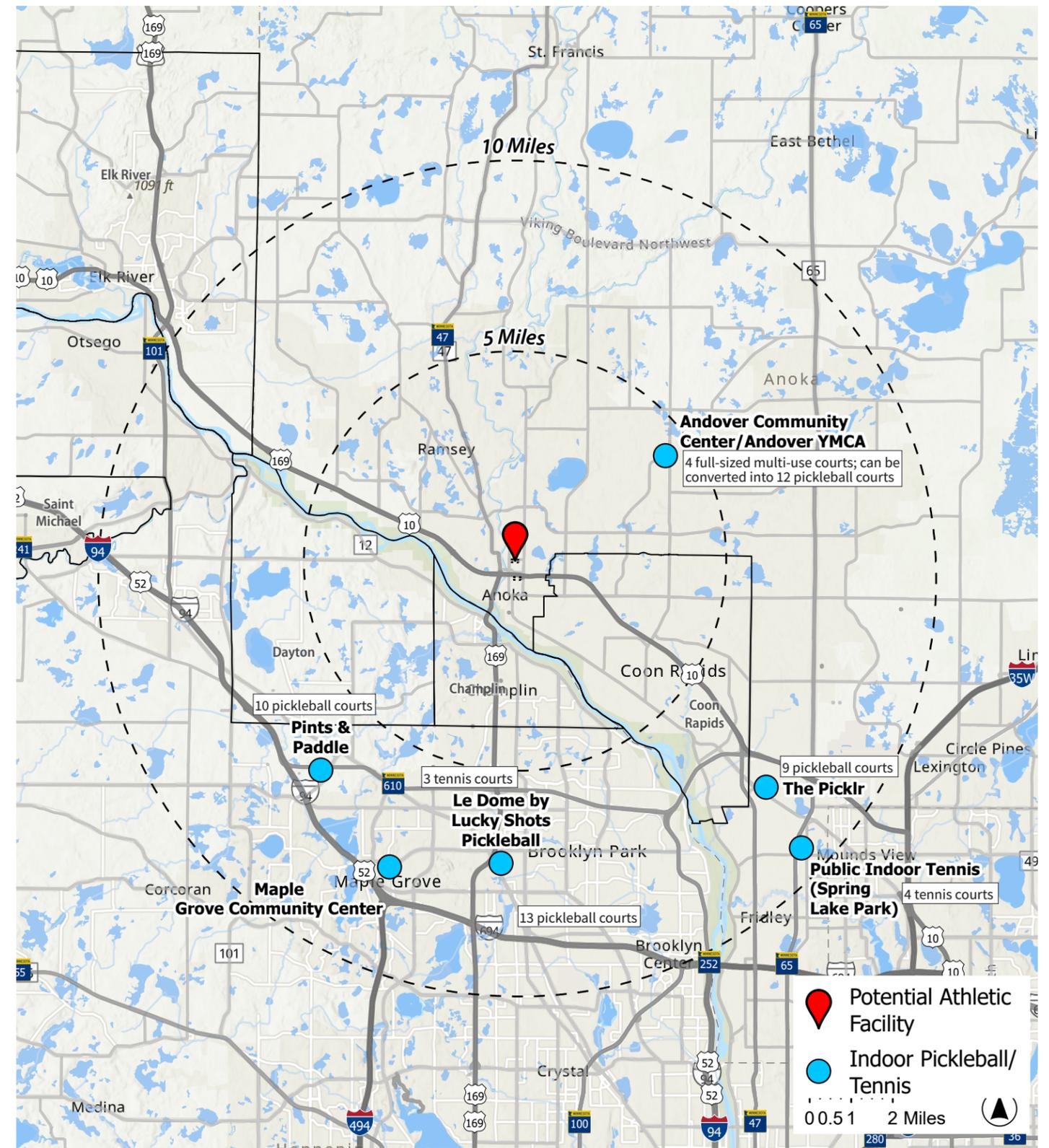
- 10-mile radius of the site location
- Included public and private facilities offering at least one of the following
  - » Indoor or domed turf field, basketball/volleyball gyms, tennis or pickleball courts



Multi-use court facilities for basketball and volleyball



Multi-use indoor turf facilities for soccer, lacrosse, football, etc.



Court facilities for tennis and pickleball

# ALTERNATIVES EXPLORATION

## PURPOSE

- Identify issues and opportunities for re-use of the building on site
- Understand the potential configuration of uses that can fit within the existing footprint
- Understand high-level cost of proposed alternative building configurations

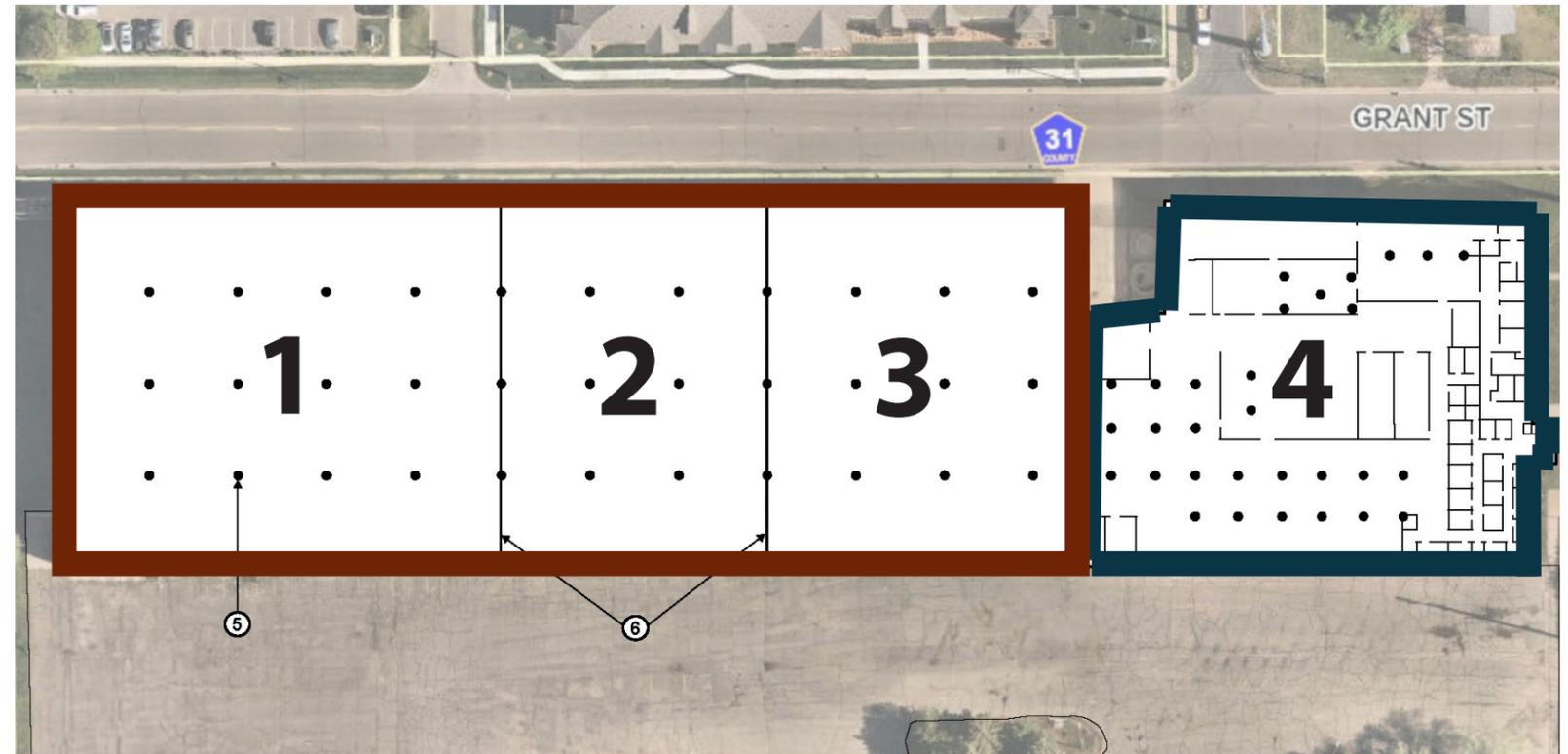
## METHOD

- Look at existing structural elements to identify issues and opportunities for the space
- Layout configuration of different uses within building footprint to identify reuse options and costs



# EXISTING BUILDING CONDITION

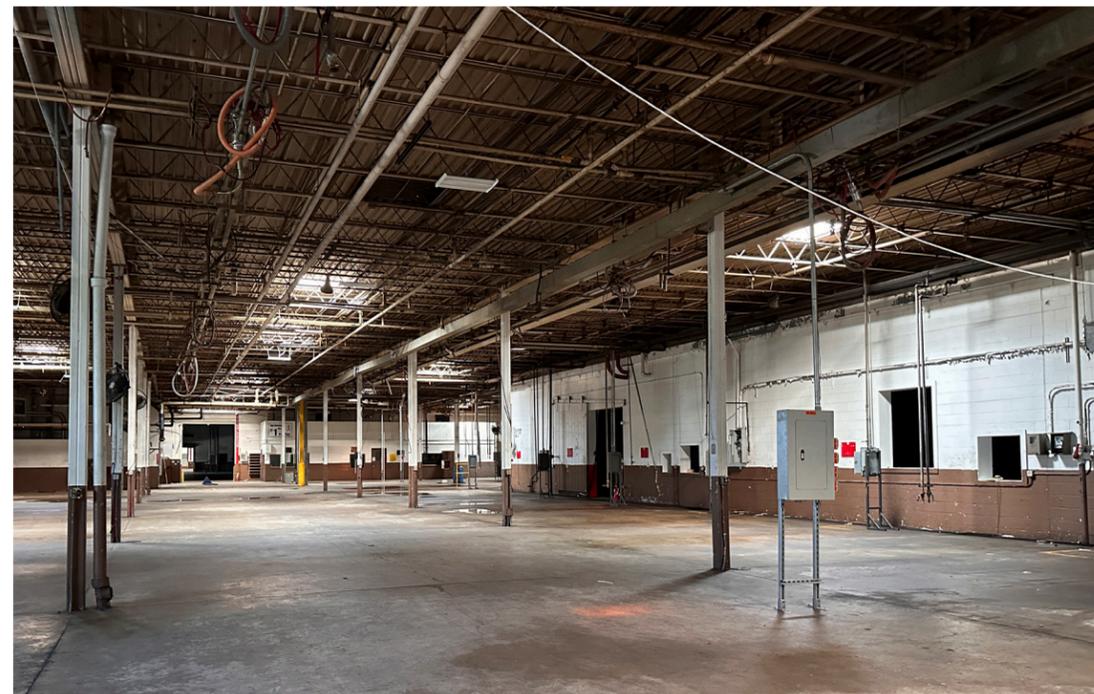
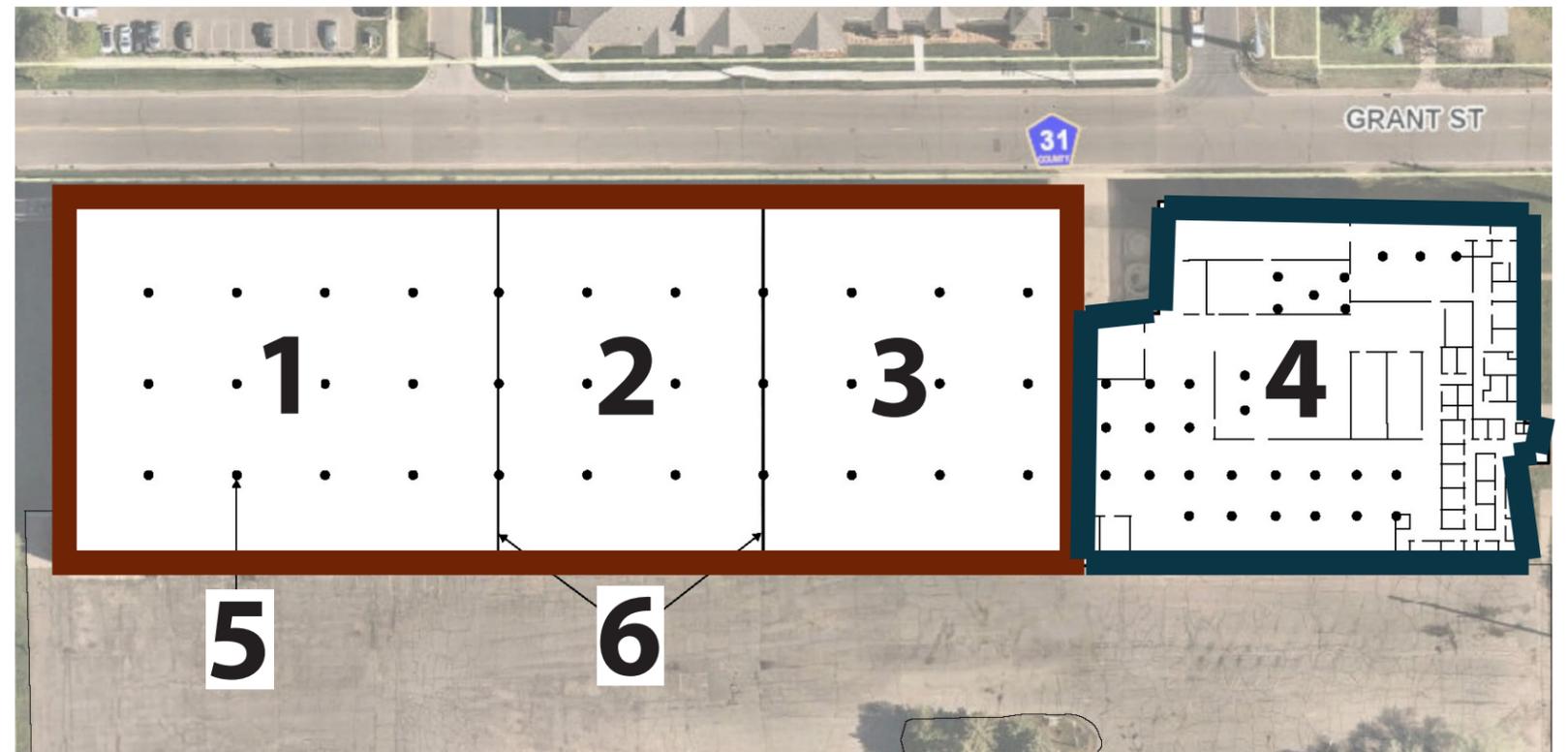
- Built in 4 phases
- Total of 175,500 square feet
  - » Space 1 - 51,500 square feet
  - » Space 2 - 30,900 square feet
  - » Space 3 - 35,000 square feet
  - » Space 4 - 57,100 square feet
- Historical use of space
  - » **Manufacturing / Warehouse-  
spaces 1-3**
  - » **Original building with offices -  
space 4**



# EXISTING BUILDING CONDITION

## SPACE 4

- Broken up into a number of different rooms and a series of offices
- Columns are every 24 feet
- Space #4 is not in good condition, best option is to demolish it
  - » Potential for outdoor recreation amenities here



Notes:

5 - Existing Structural columns (every 50' in warehouse spaces) to be built around

6 - Existing Walls (space separators)

# EXISTING BUILDING CONDITION

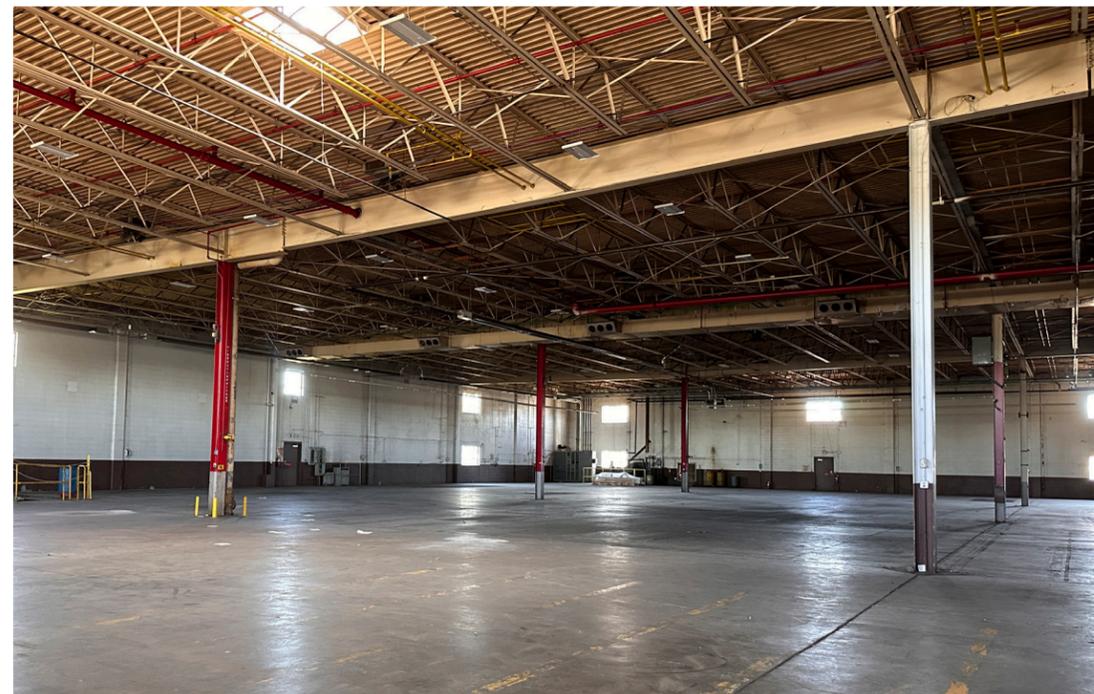
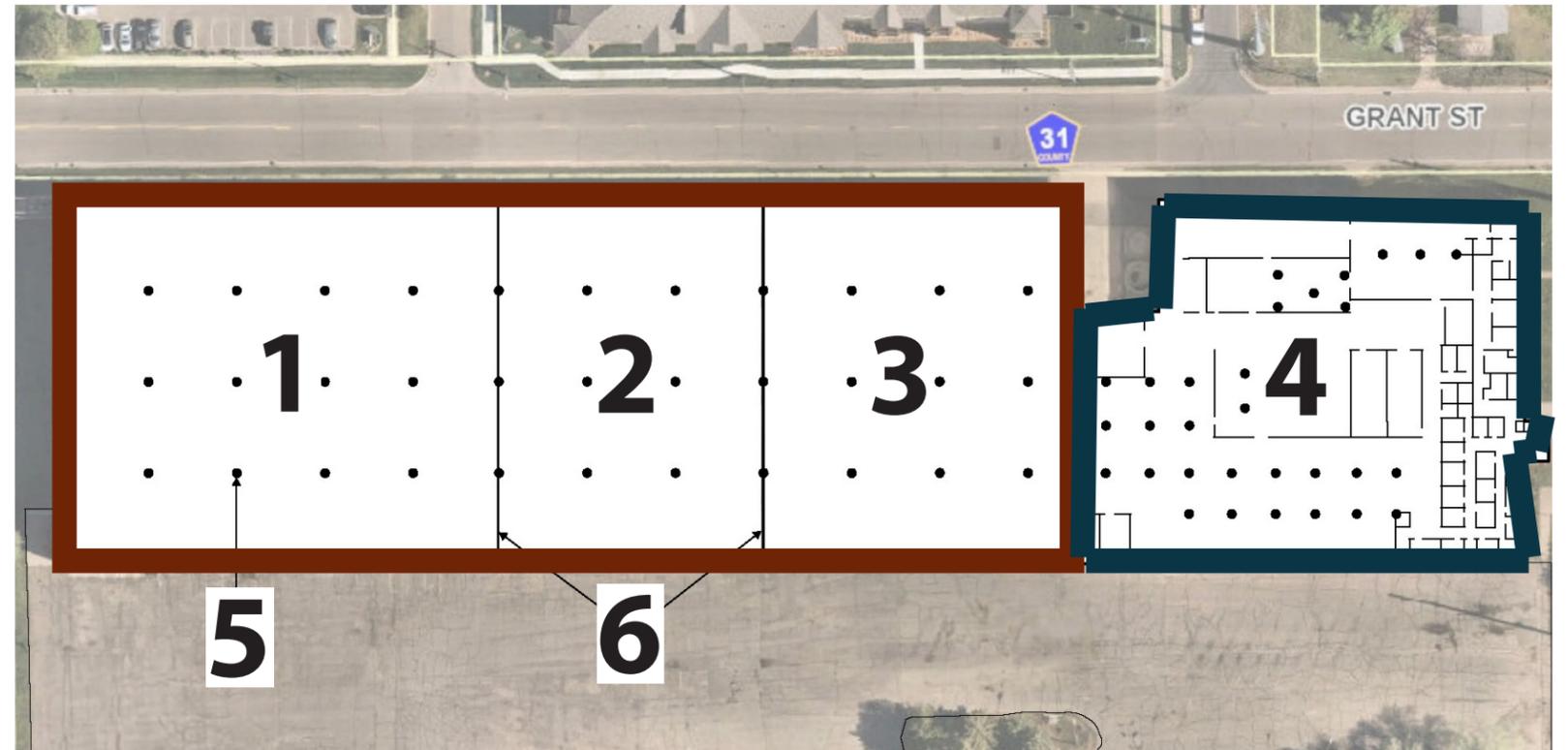
## SPACES 1 - 3

- Columns

- » Existing structural columns every 50 ft (#5)
- » Columns are an integral part of the structure
- » Columns must be built around or augmented in the case of removal
- » Augmentation of too many columns will result in complete structural renovation

- Walls (#6)

- » Not structural and can be removed - even between spaces 1, 2 and 3



Notes:

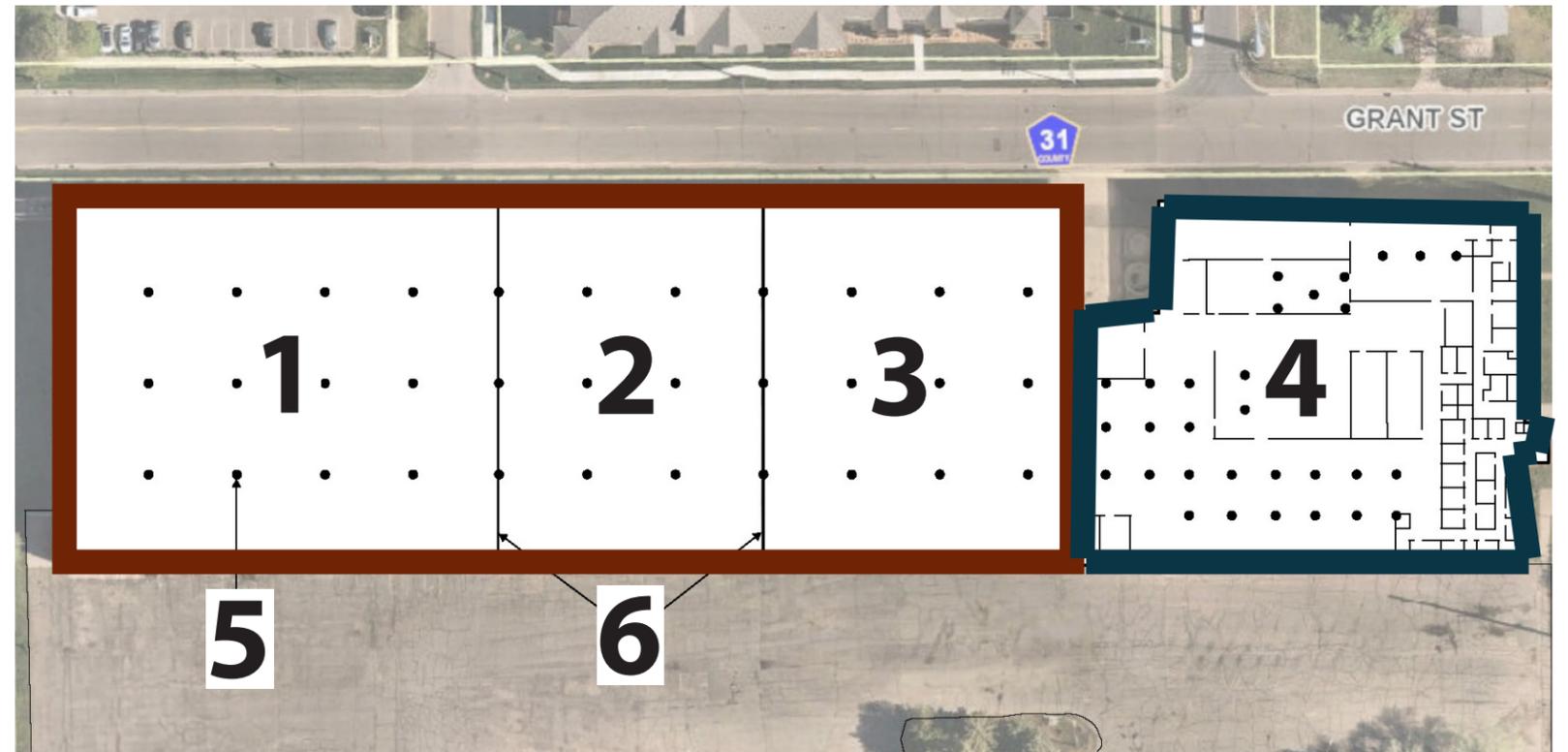
5 - Existing Structural columns (every 50' in warehouse spaces) to be built around

6 - Existing Walls (space separators)

# EXISTING BUILDING CONDITION

## ISSUES & OPPORTUNITIES

- Existing structural columns limit how space can be divided
  - » For example, cannot fit a full-sized soccer field into existing footprint of building
- Updates are required to create functioning building for new use
  - » e.g. building has no heat, restrooms and energy code compliance will be needed



Notes:

- 5 - Existing Structural columns (every 50' in warehouse spaces) to be built around
- 6 - Existing Walls (space separators)

# EXISTING BUILDING CONDITION

## CEILING HEIGHTS

### Existing Ceiling Heights

Use	Current Height
Parapet Height	24-26 ft
Interior Clear Heights	
Space #1	20-22 ft
Space #2	18-20 ft
Space #3	18-20 ft
Space #4	14-18 ft

### Preferred Ceiling Heights

Use	Preferred Height
Basketball	25 ft
Volleyball	23 ft
Soccer	35 ft
Softball/Baseball	20-30 ft
Football	35 ft (50 ft preferred)
Tennis	35-40 ft
Pickleball	18 ft

5

# HIGH LEVEL ALTERNATIVES



# POTENTIAL USES

## FIELD HOUSE

- Turf fields (soccer)
- Batting cages (retractable)
- Pitching mounds (movable)
- Suspended walking track
- Lockers/changing space

## SOCIAL SPACE

- Administration/office space
- Communal meeting space
- Food vendors
- Lounge space

## COURTS/FITNESS

- Mixed-use courts (basketball, volleyball)
- Weight room
- Yoga/dance space
- Lockers/changing space



SUSPENDED WALKING TRACK ABOVE COURT WITH HANGING COURT DIVIDERS



TURF SPACE WITH AREA DIVIDERS



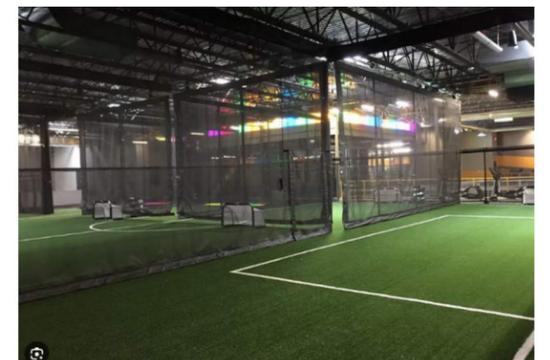
GUSTAVUS COURT WITH RETRACTABLE BLEACHERS AND HANGING COURT DIVIDERS



MULTI-USE COURT WITH RETRACTABLE BASKETBALL HOOPS, AND BOTH A SUSPENDED AND GROUND LEVEL WALKING TRACK



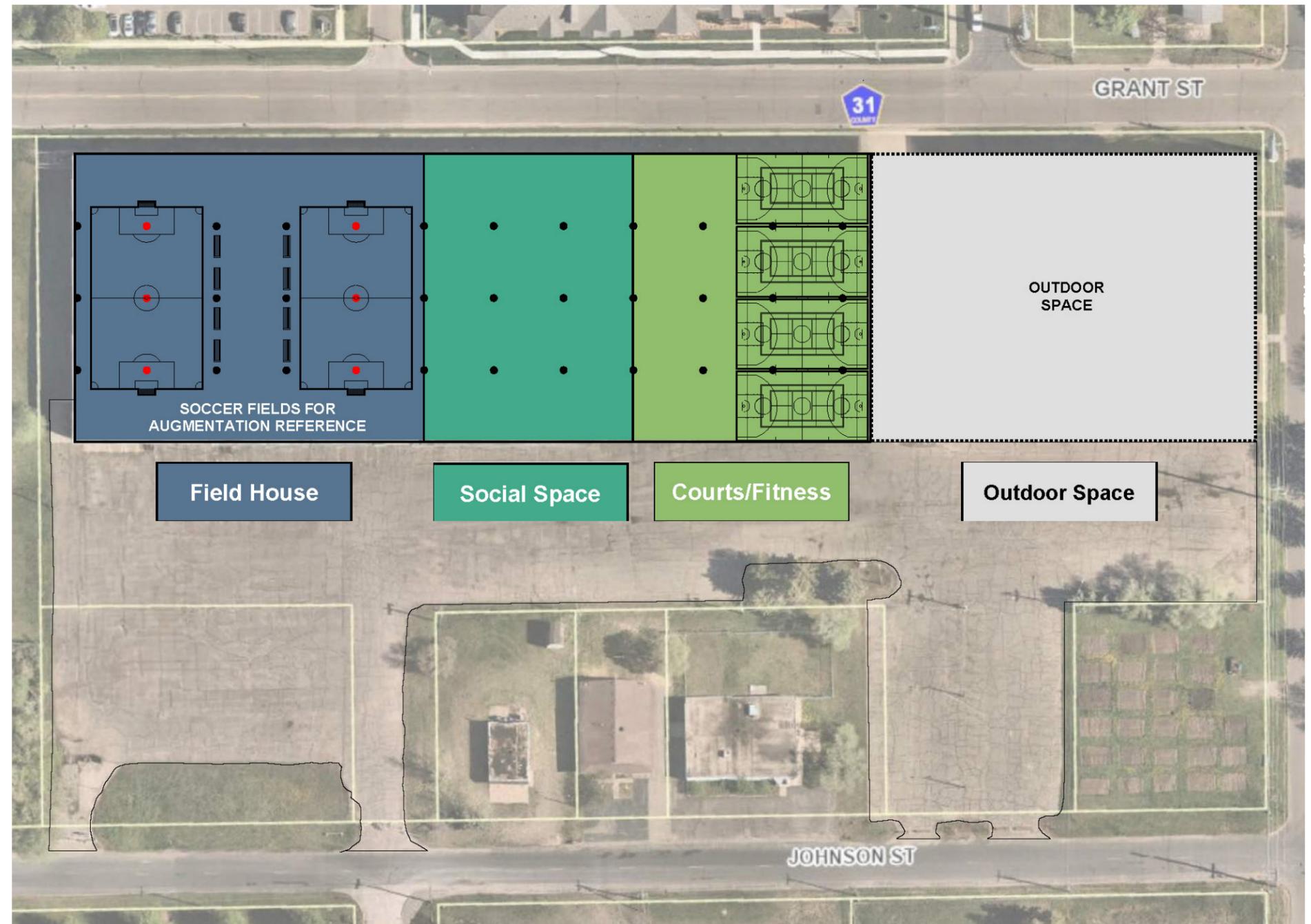
MULTI-USE COURT WITH RETRACTABLE BASKETBALL HOOPS



TURF SPACE WITH AREA DIVIDERS

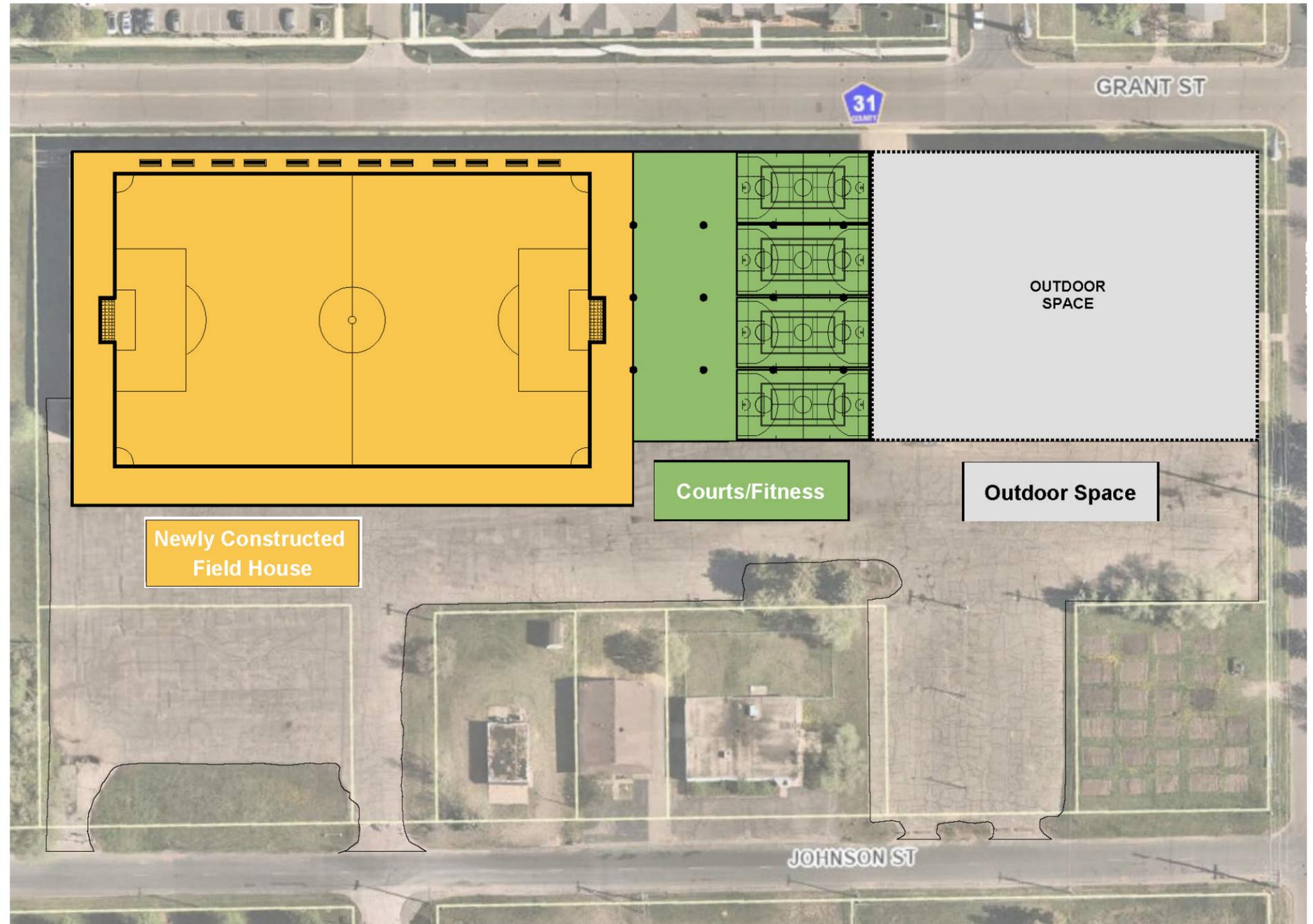
# ALTERNATIVE #1

- Converts existing warehouse spaces into separate programming areas
- Includes 2 youth soccer fields (U-12)
- Requires level of structural augmentation to fit both fields (6 columns removed)
- Courts/fitness area can fit 4 full-size courts but there will be no team or spectator space and there is a safety concern for users
- Space in between field and courts for supportive uses



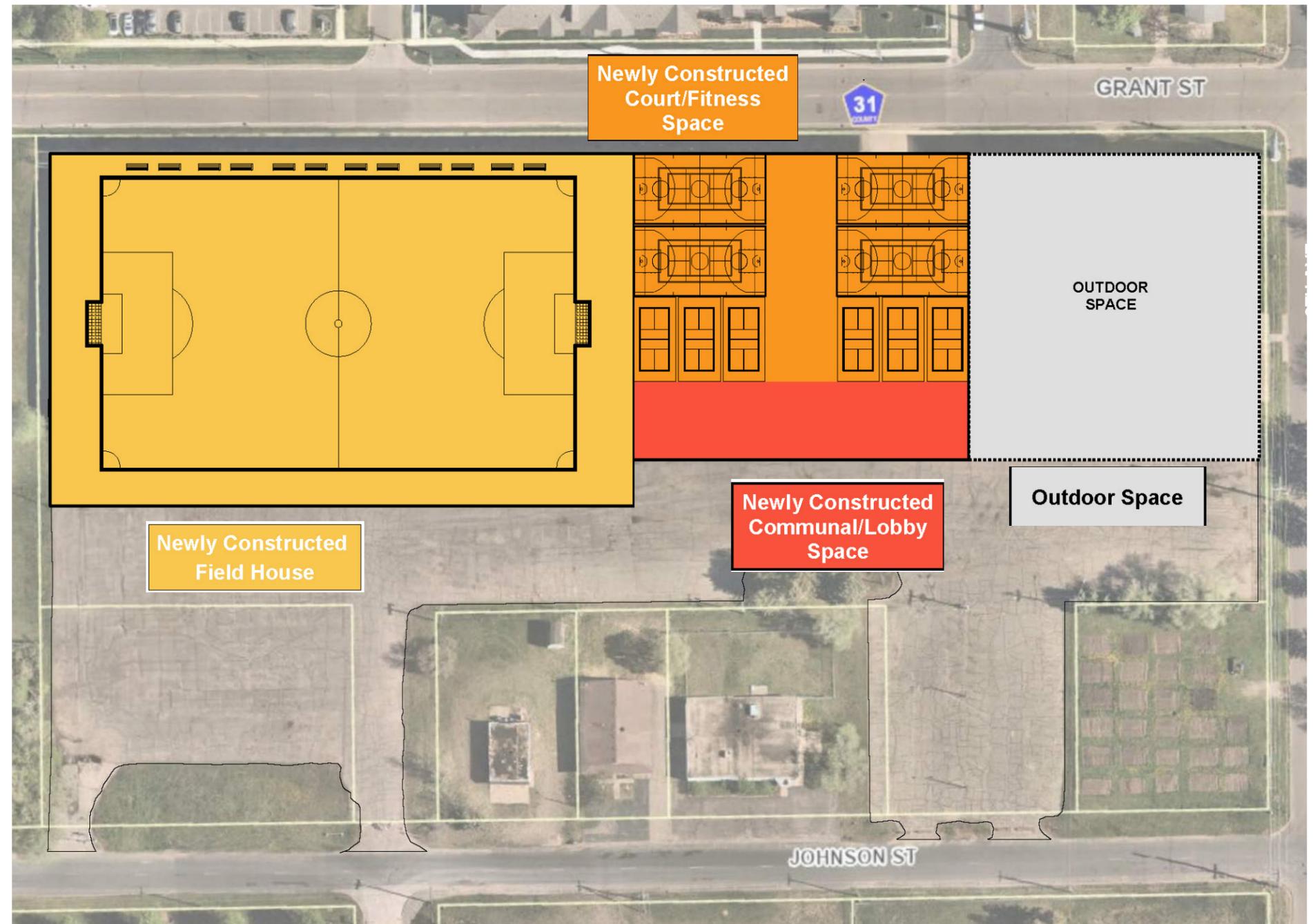
# ALTERNATIVE #2

- Proposes demolition of western 2 spaces to allow for full-sized soccer field
- Requires brand new construction of field house
- Requires expansion beyond existing building envelope
- Social spaces would be reduced in size and combined with courts in remaining existing structure



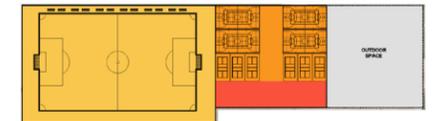
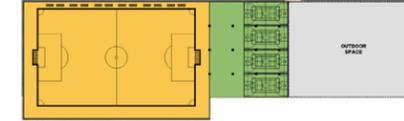
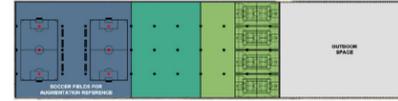
# ALTERNATIVE #3

- Proposes demolition of the entire existing building
- Introduces possibility of constructing brand new buildings in order to better fit needs
- Requires expansion beyond existing building envelope
- Concepts shows full-sized soccer field, 4 mixed use courts, and 6 pickleball
- Additional site analysis recommended if new building is being considered



# ALTERNATIVE OPTIONS

## ESTIMATED COSTS



Costs	Option #1	Option #2	Option #3
Existing building envelope improvements and/or demo	\$6,600,00 (I)	\$3,065,000 (I/D)	\$1,090,000 (D)
Field House Section -- renovation or new construction	\$3,525,000 (R)	\$10,006,000 (N)	\$10,006,000 (N)
Social Functions Section -- renovation or new construction	\$4,405,000 (R)	\$2,900,000 (R) (combined space)	\$12,390,000 (N) (combined space)
Courts and Fitness Section -- renovation or new construction	\$2,900,000 (R)		
Building space #4 demolition	\$360,000	\$360,000	Included above
Contingencies (Design + Construction)	\$3,560,000	\$3,260,000	\$4,700,000
Soft Costs	\$4,426,000	\$4,075,000	\$5,871,000
Escalation	\$890,000	\$815,000	\$1,175,000
Total Estimate (Concept/Study)*	<b>\$21.4 - 37.4 million</b>	<b>\$19.6 - 34.3 million</b>	<b>\$28.2 -49.3 million</b>
Outdoor recreation space (space #4)	Not included in cost estimate		
Parking	Not included in cost estimate		
Other Site Improvements	Not included in cost estimate		

\* Estimate accuracy [-20% low to +40% high]

I: Improvements D: Demolition R: Renovation N: New Construction

# ALTERNATIVE OPTION COSTS

## ESTIMATED COSTS

### OPTION #1 RE-USE OF EXISTING BUILDING

- Total: \$21.4 - 37.4 million

### OPTION #2 RE-USE OF SPACE #3 AND CONSTRUCTION OF BRAND NEW FIELD HOUSE

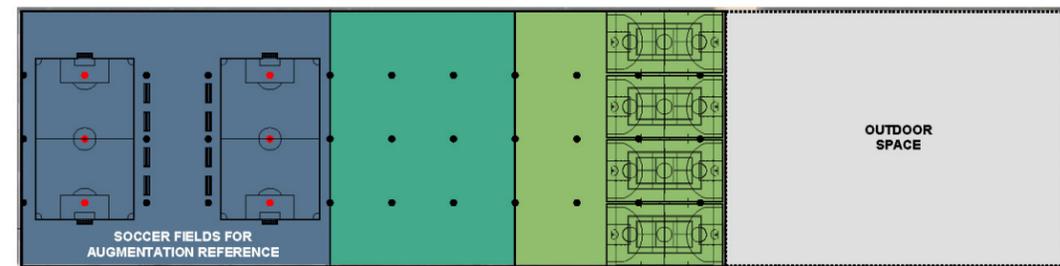
- Total: \$19.6 - 34.3 million

### OPTION #3 COMPLETE RECONSTRUCTION FOR NEW FIELD HOUSE AND COMMUNITY CENTER

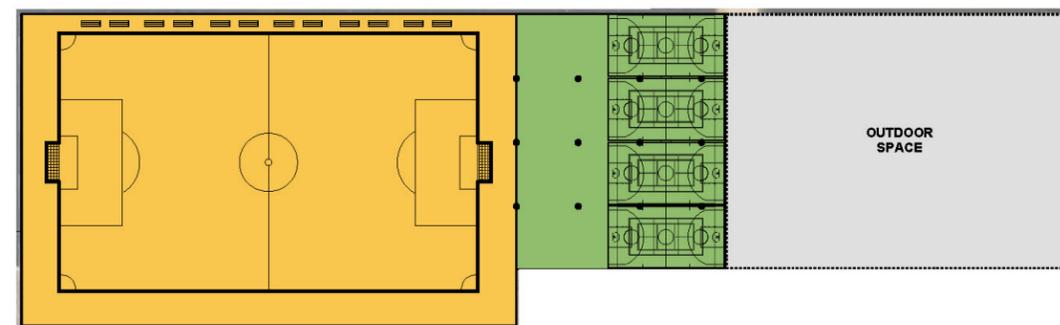
- Total: \$28.2 - 49.3 million

*Note: Estimated Costs do not include outdoor recreation space, parking, or any other site improvements*

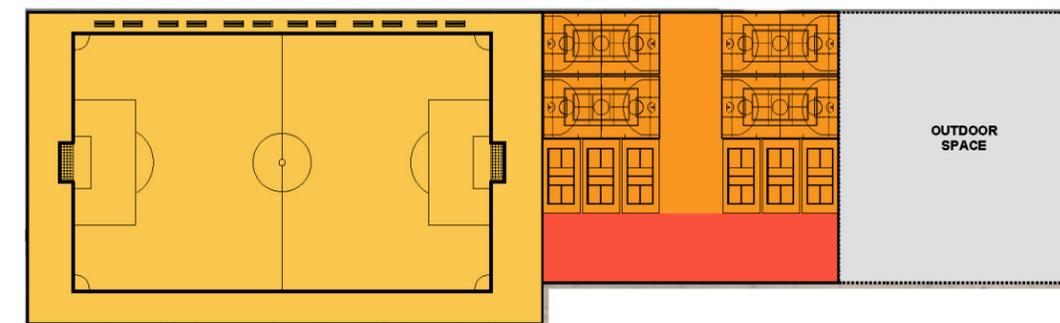
Option #1



Option #2



Option #3



# CITY COUNCIL REQUESTS

Provide input to Staff and the consultant team about concepts, cost estimates, and impact analysis.

Provide direction to staff for what should be explored in Phase 2:

- What is the intended primary use?
  - » **Athletic focused**
    - ◇ What role should the facility play/support?
      - Tournament facility (more concessions, space for parents, etc.)
      - Training / Practice facility
    - ◇ What sports are the focus?
    - ◇ What support facilities are desired?
  - » **Community Center focused**
    - ◇ What would be the desired focus / facilities of a community center?
  - » **Other focused use?**



