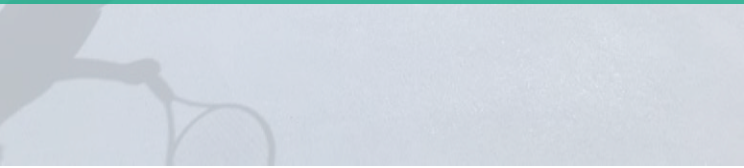




VISION PLAN : CITY OF MONROE COMMUNITY CENTERS



MANNING
Architecture Interiors Planning

Spring 2023

CITY OF MONROE COMMUNITY CENTERS



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Introduction

The City of Monroe’s community centers are vital public assets that serve a range of functions daily. The centers provide facilities for sports and recreation, community gathering and organizing, training and learning valuable skills, celebrations and events, and safety and refuge for those in need. Five of the centers were constructed in the 1960s (Saul Adler, Harvey H. Benoit, Henrietta W. Johnson, Liller M. Marbles, and Powell Street), and two were built in the 1980s (Emily P. Robinson and B.J. Washington).

The Manning team conducted two rounds of site visits and facility assessments at each of the six community centers. The visits involved in-depth surveys and analysis of the existing conditions at the centers. The Manning team, assisted by City personnel, accessed the roofs to inspect the conditions after a recent rain. City personnel also provided invaluable insight into daily operations, existing issues, and desired changes at the facilities.

Public outreach and input consisted of two community design charrettes held at Harvey H. Benoit Community Center in February 2023, an online survey available to the public and with links posted at all of the centers from January to March of 2023, and previous surveying completed by the City of Monroe Planning and Urban Development Department in 2021. This outreach sought input on potential programming and improvements of the many community spaces at the centers. Community voices were invaluable throughout the planning process, and the team integrated their suggestions into the final recommendations.



While each center has been cleaned and maintained by dedicated staff members over the years, all the centers need maintenance and renovation. For example, the Manning team found that all four original centers need their existing coal tar roofs replaced with new 20-year modified bitumen roofs due to the significant water intrusion and deterioration detected during the facility assessments. Additionally, like most aging structures that have been used daily for many years, the centers also need other routine repairs and upgrades to ensure they can continue to serve the public and accommodate contemporary uses for future generations.

Improvements like new flooring, ceiling panels, lighting, and paint will brighten and refresh the centers with a welcoming and

modern aesthetic that will inspire and instill pride among visitors and staff. New exterior lighting for parking lots, buildings, and pedestrian pathways will have immediate benefits by making the sites more safe, beautiful, and inviting after sundown. Upgrading community rooms, kitchens, and event spaces will provide the modern amenities necessary to accommodate functions and activities that range from leisure to innovation. Additionally, site improvements and re-purposing underutilized public land will help the city capitalize on existing resources at the centers.

These valuable community assets are a testament to the past, present, and future aspirations of the people of Monroe. Performing this work at the request of the city

and its partners has been an honor. We have been inspired, working alongside Mayor Friday Ellis’s administration and the great people that staff the community centers and work for the City of Monroe. In Mayor Ellis’s words, the proposed improvements to transform the community centers have the potential to “change people’s lives for the better.” This is what drives our team. In this spirit, we offer the recommendations included here within in an attempt to help change people’s lives for the better in the city of Monroe.

COMMUNITY OUTREACH

The Manning team actively engaged the Monroe community for input and ideas throughout the assessment and recommendation phases of the project. Community Outreach served to inform community members about the project while also inviting input and ideas to generate solutions to improve Monroe’s community centers.

In addition to the 2023 community meeting and design charette, the 2023 online survey and 2020 surveys, also vital to this effort was the observations and insight of the staff of the City of Monroe Community Development Department. The staff accompanied the Manning team during all of the site visits and facility assessments, providing their insight on the physical and programmatic needs of each of the centers. The work presented in this document would not have been possible without the tireless and daily efforts of the extremely dedicated staff at each of the centers. The Monroe community greatly values their community centers and this document reflects this value and dedication.



Figure 1: Mayor Ellis provides a welcome to the 2023 Design Charette



Figure 10: Community participation at Benoit



Figure 3: The Manning Team presents a redesign of Benoit



Figure 4: The Director of the Dept. of Community Affairs guides a site visit

2023 Community Meeting and Charette

The community meeting and charette was an opportunity receive feedback and ideas on how to improve each center. Site and floor plans were placed on tables around the room and attendees were asked to use sticky notes to place their ideas for what they would like to see improved and what programming would be beneficial at the centers. The specific comments and recommendations for each center can be seen at the right of this page. These comments have been invaluable and are reflected in the recommendations presented in this document.



Figure 5: Community Feedback



Liller M. Marbles

- Repair Tennis Courts
- Replace Merry-go-round
- Better Lighting
- Community Garden
- Renovate pool area
- Add emergency exit to back hallway
- Modernize kitchen area
- Workspace for sewing, art and kids classes
- Expand game room

Powell Street

- New Pool Table
- Additional Outdoor Lighting
- Better Doors in Bathrooms
 - Additional Space in Bathrooms
 - Game Room for Kids
- Conference Room/Business Inside Space
- Boxing Ring/Program
- Teen Room
- Covered Patio

Harvey H.Benoit

- Walking Path
- Wind-Safe Pickleball Court
- Enclosed Playground
- Revamp Fields
- Walking trail near the canal
- Landscaping

Emily P. Robinson

- Comfortable Reading Area
- Enclosed Playground
- Outdoor Basketball
- Dance, drama and arts classes

Henrietta W. Johnson

- Tennis, Soccer and Football Fields
- Hot Tub and Kiddie Pool
- Shelter and BBQ Pits
- Community Garden
- Stage and Performance Space
- Conference Room
- Gymnastics

BJ Washington

- Transportation to/from Center
- Running Track
- Football Field
- Picnic Areas and BBQ Pits

Saul Adler

- Community Garden
- Football Field
- Running Track
- Enclosed Playground
- Wood/Vinyl Plank Flooring
- Business Center/Conference Room

2023 Online Survey

The online survey was made available in the reception area of each of the seven community centers. The survey received responses from sixty community members over a period of two months. The survey asked respondents what they value most about their community centers and also what they would like to see improved. Aspects that respondents valued the most included sports facilities/events, community center staff, fitness/yoga services and community gathering spaces. Aspects that respondents would like to see improved included sports facilities/events, classes/educational opportunities and fitness/yoga services.



Additional Comments

“Workout equipment is needed!”

“Citizens should be able to go to their local center and receive resources and information.”

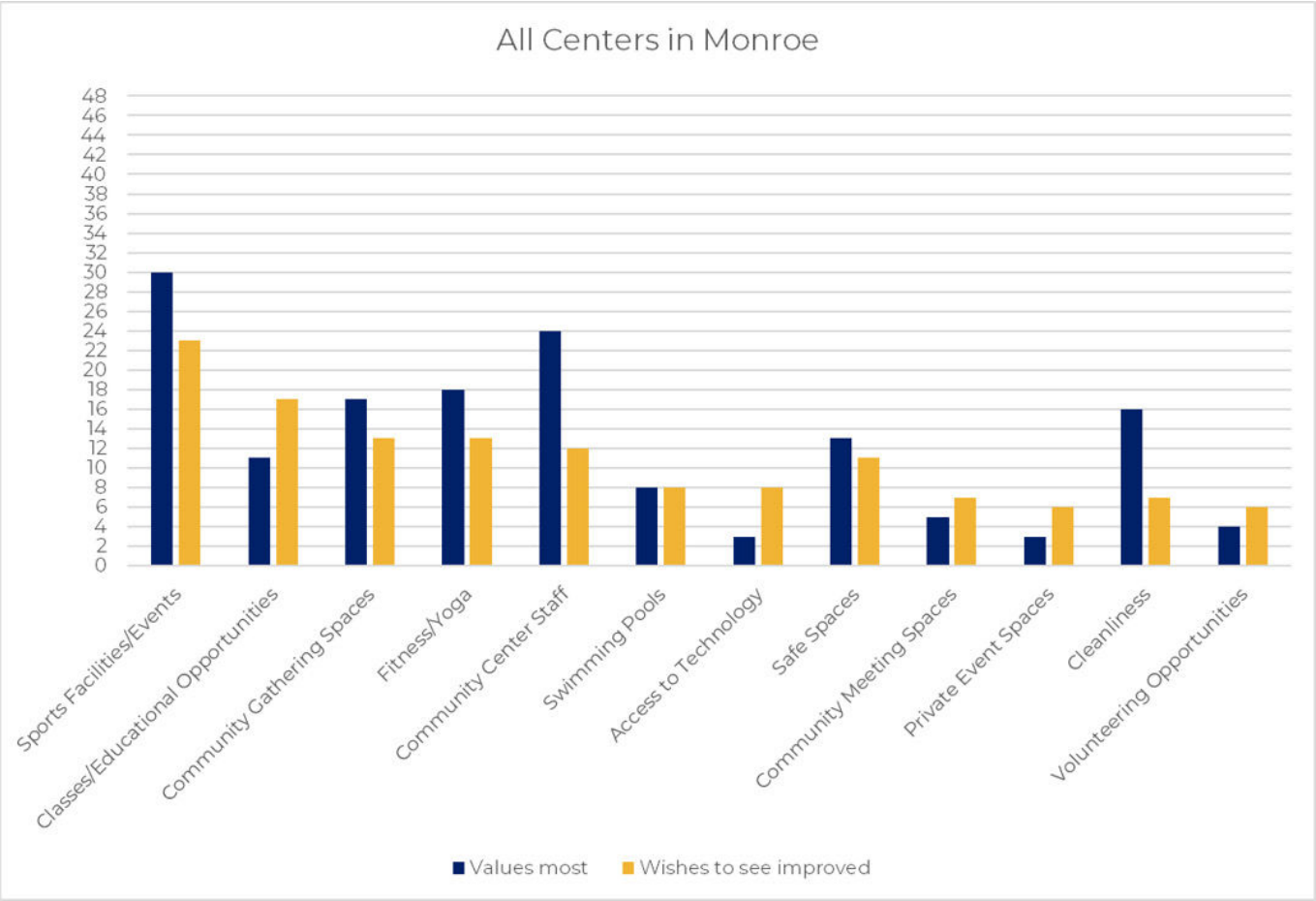
“Walking trails with lights would be nice.”

“Safety and security should be a priority.”

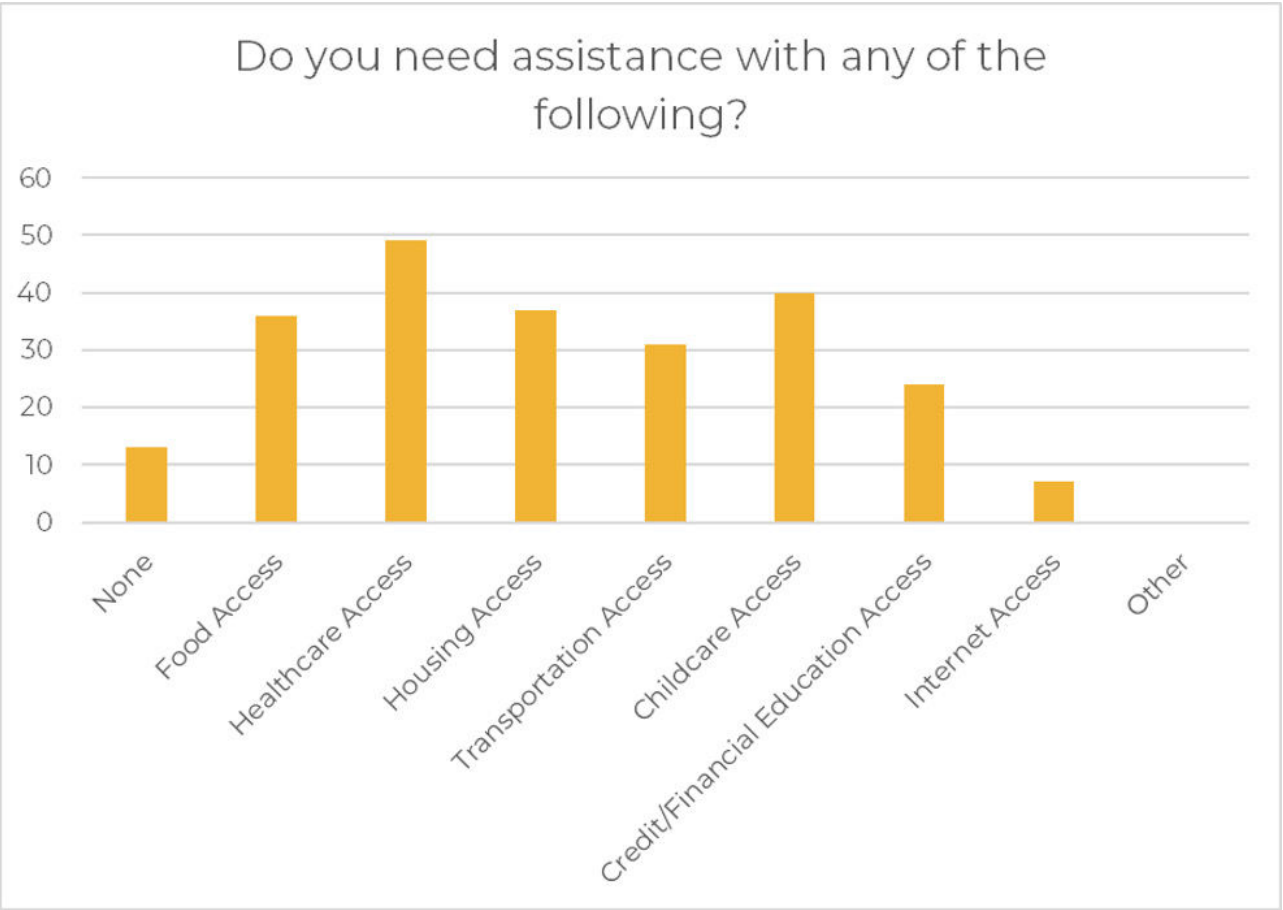
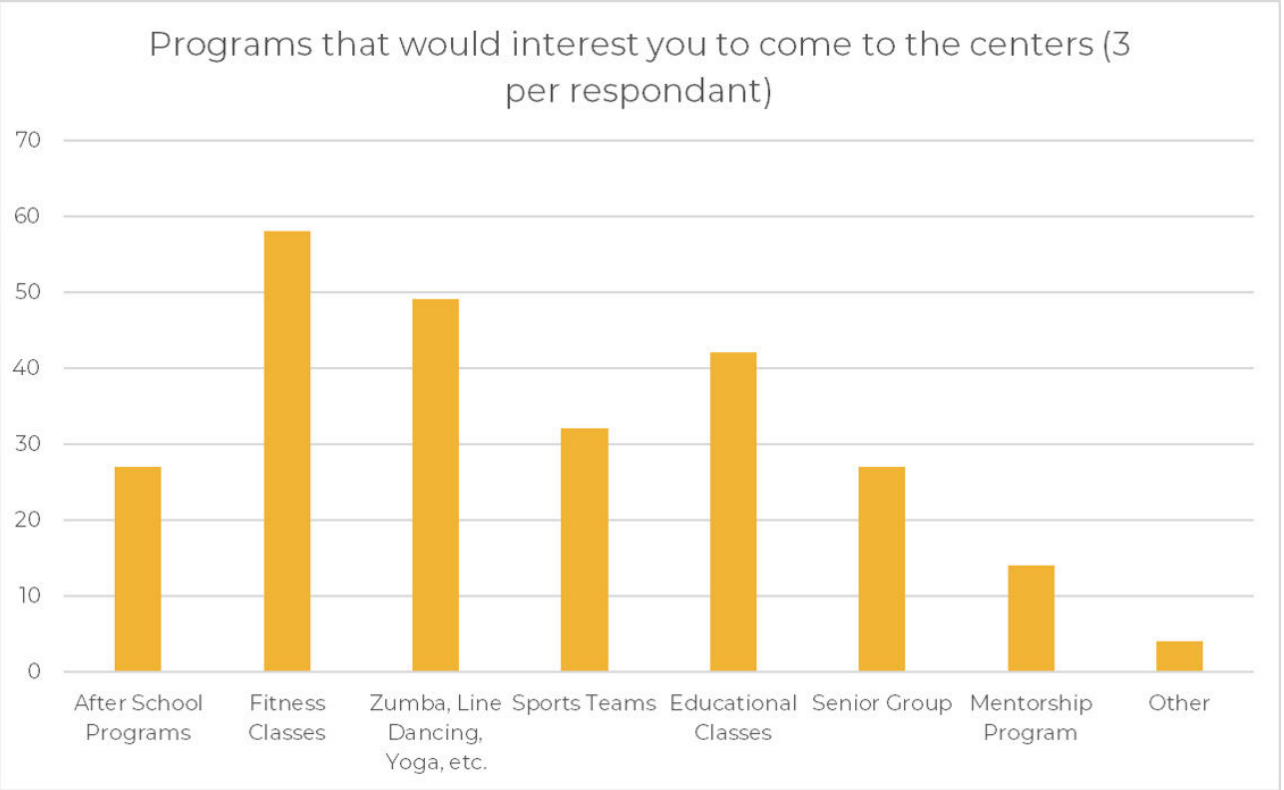
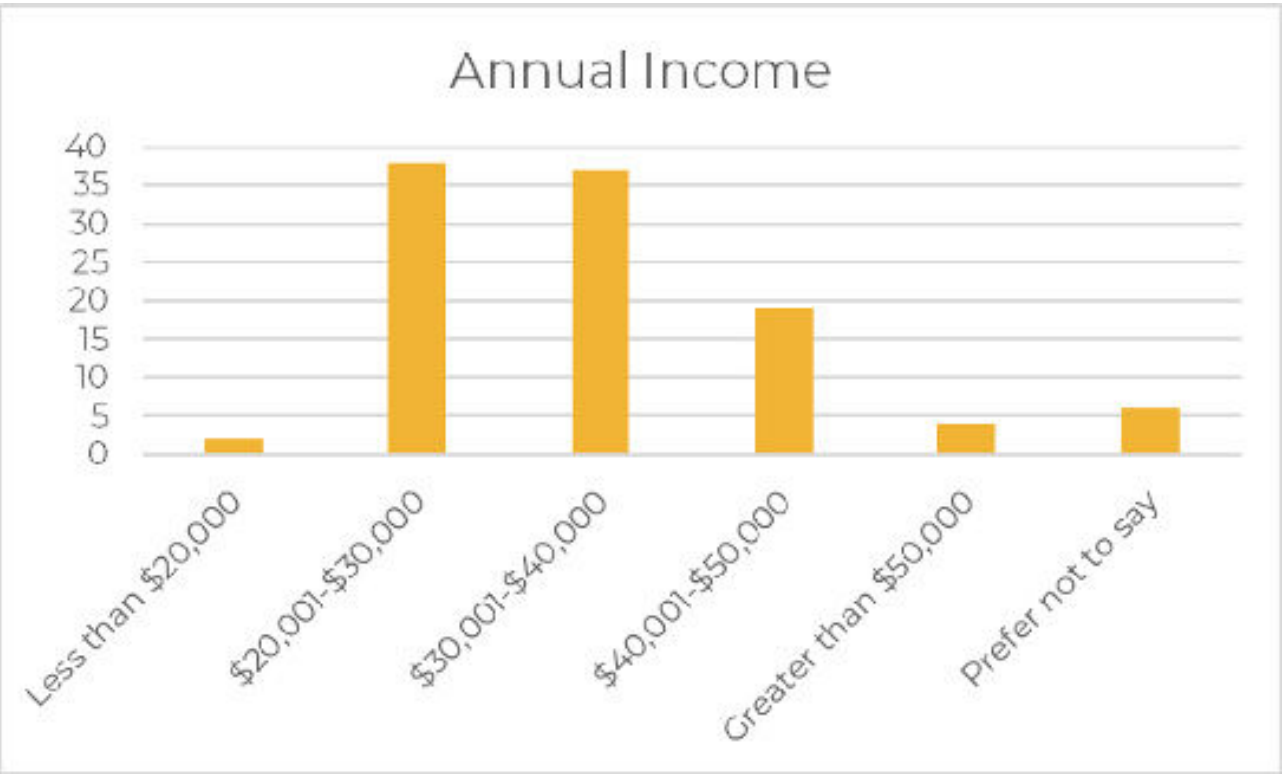
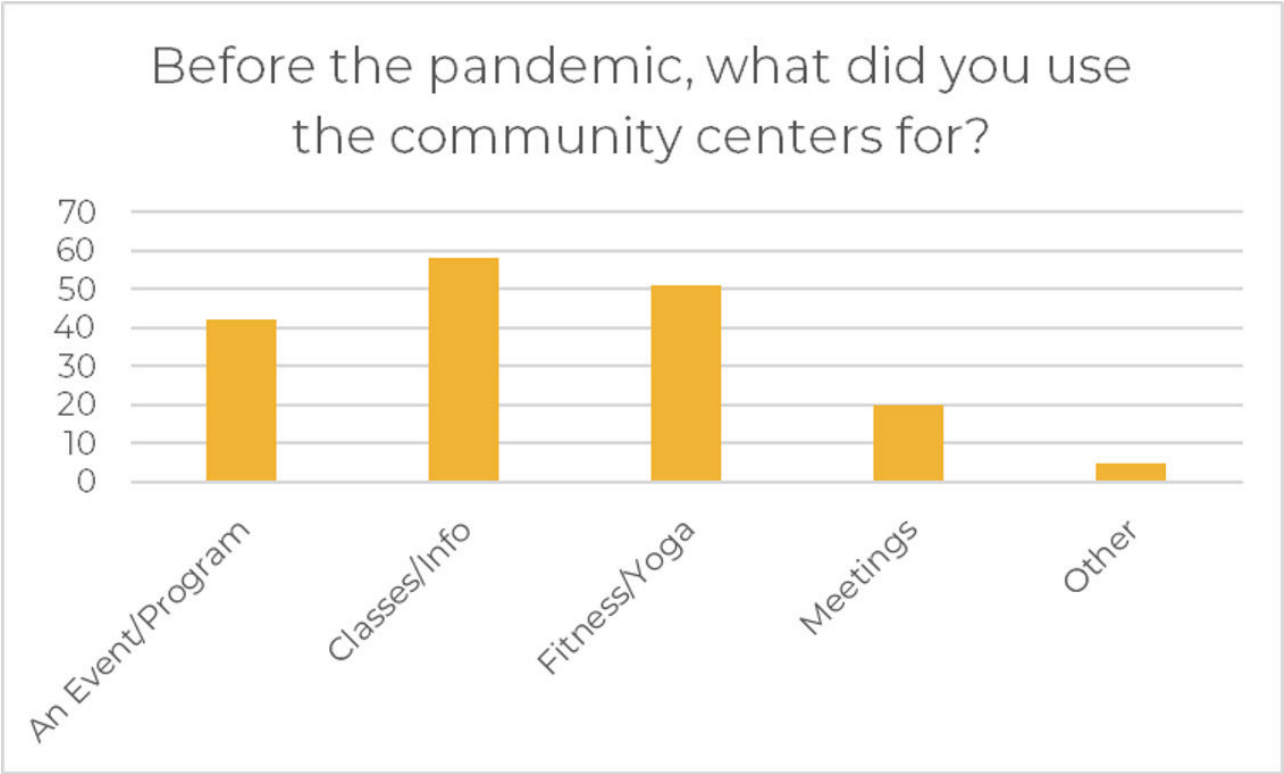
“I would like to see a fitness track outside.”

“Updates needed in the gyms!”

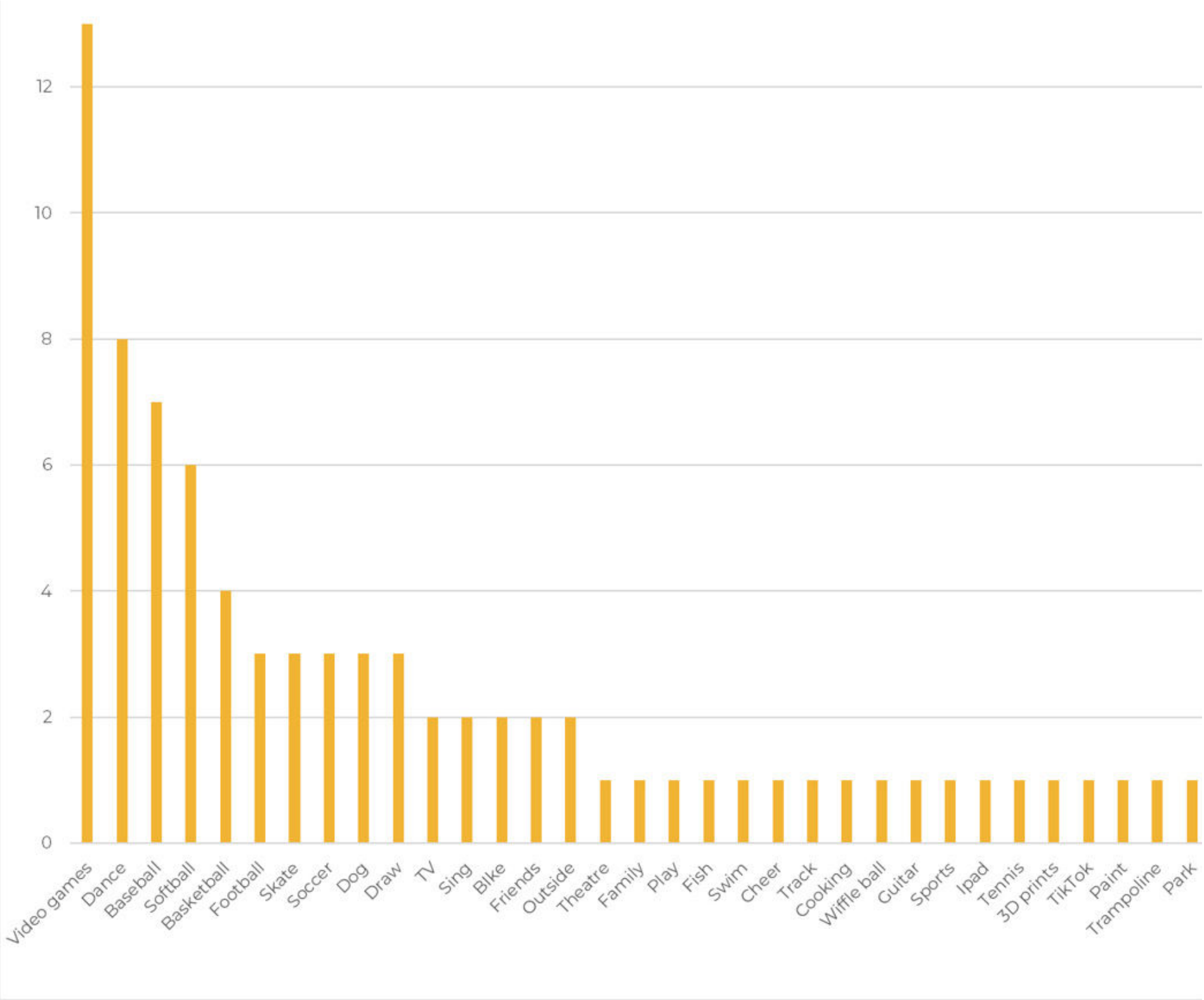
How do your community centers make you feel?



2020 Adult Survey



2020 Youth Survey



EMERGENCY SHELTERS

Shelter Planning

Benoit, Marbles and Robinson Community Centers are designated as Emergency Shelters in that they provide a safe place for families and individuals to stay before, during and/or after a disaster. These types of events can range from cold weather events to hurricane evacuations.

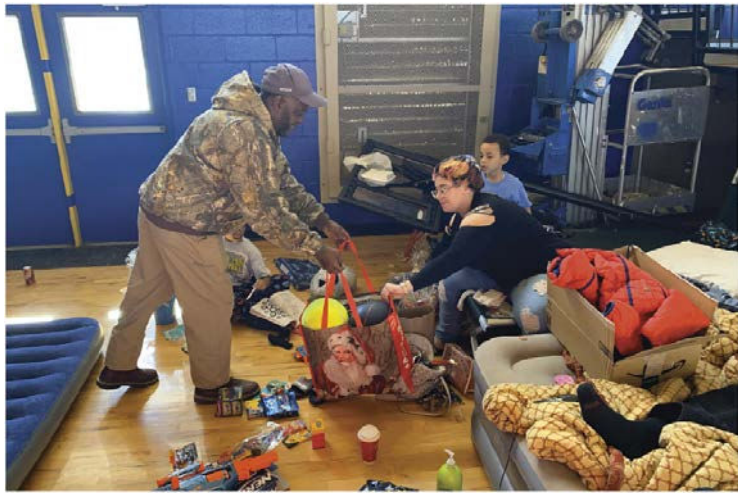


Figure 6: Winter Sheltering at Marbles

When it comes to shelter planning, accessibility is paramount and a one-size-fits-all approach does not work. Under the Americans with Disabilities Act (ADA), children and adults with disabilities are entitled to equal opportunity to programs, services and activities in the most integrated setting. Historically, shelter facilities have not met ADA-compliant standards and structures that receive renovations should be brought up to ADA compliant standards (See ADA Compliance Section for more information).

In addition to ADA-compliance, federal standards require collaboration with stakeholders & service providers that can provide assistance to individuals within the shelter particularly if they are required to stay there for an extended period of time. While there are federal standards, FEMA holds state & local governments responsible for maintaining plans to support emergency response, and additionally, allows them to pass more specific standards.

Plans should include strategies to provide power for services that require a back-up power system in an emergency or disaster. It is important to determine if a facility has a source of emergency power generation. The Manning Team has confirmed that the Benoit, Johnson and Robinson Community Centers are equipped with an automatic transfer switch to activate back-up generators.

The following are examples of some types of services that should be available in an emergency shelter:

- Power Generation
- Medical Providers
- Communications Providers
- Food Service Providers
- Transportation Providers
- Shelter Maintenance Providers
- DME Providers
- CMS Providers

Funding Opportunities

The Governor's Office of Homeland Security & Emergency Preparedness (GOHSEP) administers FEMA funded Preparedness Grants to enhance the capacity of local emergency responders to prevent, respond to and recover from emergencies and disaster events. There are a wide range of activities and initiatives that Preparedness Grants can provide funding for including:

- Certain types of equipment purchases
- Development and maintenance of Emergency Operations Plans (EOPs)
- Training and exercise
- Construction and renovation of Emergency Operations Centers (EOCs)
- Management and administration needs

Based on Manning's facility assessments and conversations with City of Monroe staff, the following improvements should be considered when requesting funds through the Preparedness Grant program:

- Benoit - removal of existing roof and replacement with 20-year mod-bit roof
- Benoit - new HVAC for the gym
- All Centers - Photovoltaic system 99.9 KW Carport with 250 KWH and permanent generator
- All Centers - ADA upgrades per recommendations in ADA section of this document
- All Centers - security upgrades
- All Centers - kitchen upgrades



Figure 7: FEMA Logo



Figure 8: Shelter Field Guide Logo



Figure 9: GOHSEP Logo

UNIVERSAL IMPROVEMENTS

The following recommendations are generally applicable to all of the seven community centers due to the age and volume of use at each of the respective facilities. These recommendations are direct results of Manning's facility assessments and community outreach efforts. These recommended improvements will elevate the aesthetics, value, longevity and level of public benefit at each of these truly irreplaceable institutions.



Figure 10: New 20-Year Mod Bit Roof

Roofs

The existing membrane covered built-up roofs at most of the centers (excluding Robinson and Washington) are in need of removal and replacement. The need for new roofs at the applicable centers should be considered as an extremely high priority and a prerequisite to any repairs or improvements done to the interiors of the facilities. The existing roofs are currently cracking and bubbling which has caused significant water intrusion and resulting

damage to the interiors of the facilities - this is evident in visible water damage to ceilings, walls, flooring and more. Existing roofs require coring, removal and replacement with 20-year mod-bit roofs along with new insulation, metal copings and flashings.

Ceilings

The ceiling systems at all of the centers are 2x2 foot acoustical ceiling tiles supported by a suspended ceiling grid system. Apart from the Washington and Johnson facilities, all of these ceiling systems appear to be original construction with occasional patchwork done over the years. Due to sub-par roof conditions and the resulting water intrusion, all of these ceiling systems should be replaced and upgraded to a more contemporary design (after new roofs are installed). New ceilings should be 2x2 revealed edge mineral tile with a T-grid suspension system and 12 inch thick paper faced blanket insulation. The tiles



Figure 11: Revealed Edge Mineral Tile with LED Lighting

should be moisture resistant in the kitchens and water resistant in locker rooms.

Interior Lighting

While replacing the suspended ceiling grid system, lighting should be upgraded as well with lay in LED strip lighting and recessed can lights in common areas throughout the facilities. The event rooms should feature a more elevated lighting design with a mix of strip lights, recessed can lights and wire drop pendant lighting.

Cleaning and Painting

All exterior brick and EIFS surfaces should be cleaned by pressure washing. The interior and exterior of all community centers should receive new paint for aesthetics and weather protection. For the exteriors, all trim, coping, canopies, awnings, downspouts and other metal surfaces should be treated with elasometric or ceramic paint for maximum protection and durability. Interior spaces should receive high grade latex that is durable and breathable. Paint color choices should be informed by the interior design section presented in Appendix A.

Windows

The existing single-pane windows at the Community Centers provide poor insulation and poor protection from outside noise. Double-pane energy efficient, low-E fixed insulated hurricane resistant windows should replace the existing windows for the following benefits:

- Increased Insulation
- Lower Energy Bills
- Heightened Security
- Noise Reduction



Figure 12: LVT Flooring is Versatile and Durable

Flooring

The common flooring at the community centers is 12x12 Vinyl Composition Tile (VCT). VCT is a composite flooring made of vinyl and minerals that are often brittle due to irregularities in sub-floor preparation and exposure to moisture. Routine topical waxing is also required due to VCT's porous nature. The flooring at the centers has generally surpassed its useful life and is in need of replacement. Cracking and peeling VCT is a common sight throughout all of the centers.

New flooring for general common areas should be upgraded to Luxury Vinyl Tile (LVT). LVT features a composition fully made of vinyl - making it a sturdy, durable and flexible flooring product. Vinyl is non-porous, which

Universal Improvements

makes it ideal for areas that are susceptible to moisture and does not require routine waxing as maintenance. Additionally, LVT is available in a very wide range of designs, colors and patterns. Please see Appendix A for flooring recommended design options for the community centers. In addition to flooring in general common areas, kitchens should receive terracotta tile flooring, bathrooms and locker rooms should receive ceramic tile flooring and liquid applied flooring in mechanical and electrical closets.

Saul Adler and Powell Street are currently using VCT as sports flooring in their gym areas where there is significant cracking and peeling due to the misuse of the VCT product. These gym floors are also dangerous for athletes as they have no shock absorbent capabilities. The gym floors at Adler and Powell should be replaced with hybrid athletic flooring that is a cast in place, two-component polyurethane elastomer, installed over a pre-fabricated, recycled rubber resilient compound underlayment, specially formulated for multi-purpose and athletic flooring applications.

Kitchens

All of the centers feature kitchens that are often used to cater and serve events taking place. The existing kitchens are currently very “residential” in nature in that they are not equipped to accommodate large groups or high volume prep and cooking. In general, the equipment, cabinetry, counter tops and flooring are all outdated and in need of replacement so that Monroe’s community center kitchens can serve and cater to great

events while allowing the culinary arts in Monroe to flourish. Specifically, the kitchen at Emily P. Robinson is large with 570 square feet in floor space and should be outfitted with modern commercial grade culinary equipment to serve as a culinary hub, incubator and laboratory for prospective chefs and restaurateurs within Monroe’s burgeoning culinary scene.



Figure 13: Modern Finishes Equipment in Kitchens

New materials should include terracotta tile flooring, ceramic tile back splashes above new solid stone counter tops and updated cabinetry. Commercial stoves and hoods, fridges and dishwashers should replace existing outdated equipment.

Bathrooms & Locker Rooms

Most bathrooms are in need of upgrades that include new flooring, fixtures, stalls back splashes, and lighting. Many of these upgrades are discussed in the interior design and ADA sections of this document. These recs are consistent with locker rooms, in addition to the need to convert gang showers to individual shower stalls with personalized controls and dressing area. ADA compliant

lockers should be added to locker rooms to allow daily users to store personal items and also to accommodate sheltering persons and their possessions.

Event Rooms

Most of the centers have event spaces that are great public assets with the ability to host large public and private gatherings. All of the event spaces are in need of upgrades.

New paint, LVT flooring, ceiling, acoustic panels, window treatments and specialty lighting should be installed according to the specifications and color palettes included in this document. Sound systems, flat screens and projectors will provide the spaces with the proper technology. Mirrors on the walls will allow for multi-use as dance and exercise studios.

Exterior Lighting

Exterior lighting is essential for the safety, beautification and accessibility associated with Monroe’s community centers. Wall packs mounted on the structures will beautify the spaces at night and increase visibility. Pedestrian-scaled lighting around pools and other outdoor spaces will provide illumination for nighttime events and contribute to security. Parking lot lighting is vital for public safety and access to the facilities. Decorative lighting in landscaped areas and public spaces will enhance experience and aesthetics.

Landscaping & Stormwater

Monroe’s Community Centers should serve as models for development and civic stewardship throughout the region. Landscape and stormwater management is an important piece of this effort to set an example in the community. The City of Monroe’s Urban Planting Matrix contains recommendations for plants that suit Monroe’s environmental conditions. The centers should be well planted with the species identified in the matrix in order to beautify the campuses while also utilizing the natural landscape to sustainably manage stormwater falling on or around the facilities. The Urban Planting Matrix can be found in



Figure 14: Landscape Design - New Orleans, LA

Appendix B of this document

Solar

A solar+battery+generator system operating as a “microgrid” is the most beneficial, practical, and sustainable solution for the community centers that will serve as an evacuation site during emergencies.

A solar+battery+generator microgrid can

Universal Improvements

provide several benefits, including the ability to operate independently of the main power grid during emergencies, ensuring uninterrupted power for critical operations. During non-emergency times, the solar+battery system can offset the utility bill by reducing demand charges and overall utility power use, making it a cost-effective solution.



Figure 15: Solar Parking Lot Microgrid System - Texas, USA

With a solar+battery+generator system, the primary energy source would be the solar and battery system, with the generator being called upon when needed. During emergencies, solar energy can recharge the battery during the day in addition to the generator being able to do so if there is not enough solar energy available. The energy for air conditioning would need to be drawn from the generator, while most of the other electrical demands can be drawn from the battery.

Overall, a solar+battery+generator system provides a self-sustaining energy system that has less downtime and reduced fuel burn compared to relying solely on a generator. It offers a sustainable and reliable solution for powering an evacuation center during emergencies while reducing costs and environmental impact during non-emergency times.



Figure 16: Sustainable Parking Lot Design - California, USA

Parking Lot Design

As the community center parking lots are improved and/or redesigned these improvements should adhere to the principles of sustainable parking lot design that include :

- Shading and Greening
- Stormwater Management
- Permeable Paving
- Pedestrian Connections
- Lighting and Energy Generation

The parking lots should be well planted with at least one landscaped parking lot island provided per ten contiguous parking spaces. These parking lot islands should measure at least 170 square feet in area and be the same dimension as a double row of parking. When possible parking stalls should be constructed with permeable paving techniques. Pedestrian experience and safety should be prioritized with pedestrian connection provided and clearly marked with distinct paving and signage. The parking lot should be well lit with 25 foot lighting poles provided every 150 feet. Pedestrian-scaled lighting should be provided along pedestrian pathways.



Figure 17: FitLot Outdoor Fitness Station - New Orleans, LA

Outdoor Fitness Stations

A network of outdoor fitness stations should be established at all of the community centers. Each of the centers provide a variety of community services and recreational opportunities but generally do not provide

workout equipment due to lack of available space. One solution is to provide a network of outdoor fitness stations at each of the centers.

The fitness stations feature poured-in place rubber athletic flooring, shade structures and work-out equipment. The fitness station is recommended to be designed for many age categories and to feature equipment like dip and chin up bars, chest and back presses, ellipticals, and plyometrics. Research presented by New Orleans non-profit Fitlot indicates that outdoor fitness stations significantly increase physical activity at public parks, increase the number of visitors to parks, and improve the health and fitness of users. Federal, state, local and private funding sources should be utilized to establish the network of fitness stations at the Monroe's community centers.



Figure 18: Inclusive Playground - Dallas, TX

Inclusive Playgrounds

While most of the centers do provide playgrounds for visitors, they are outdated as they do not provide shading or safety playground surfacing and are generally not

Universal Improvements

ADA compliant. An inclusive playground is an open and safe space carefully designed to promote play among children of differing abilities, ages, and communities. It gives children with and without any disability the same platform to play while breaking down barriers, both physically and socially.

According to the American Disabilities Act (ADA), to be Accessible or inclusive, a playground must have the following:

- An accessible path from the building or parking lot to the edge of the play area.
- An accessible path from the edge of the play area to the play equipment.
- Surfacing that complies with ASTM 1951 (Determination of Accessibility of Surface Systems Under and Around Playground Equipment).



Figure 19: Triunfo Community Garden - Hartford, CT

Additionally, once a child is in the play area, they must be able to access equipment. This can be made possible by either moving out of their mobility device onto the structure via a transfer station or by direct access in their mobility device. You can ensure access

to equipment by adding features such as a ramp leading to a piece of equipment.

Community Gardens

A network of community gardens should be established at the Monroe Community Centers as there is ample space and community will for such projects. Community gardens can have the following positive impacts:

- Increase access to fresh foods
- Improve food security
- Increase physical activity
- Increase fruit and vegetable intake
- Improve economic opportunities by training volunteers and selling food at farmer's markets
- Gardens in urban areas are positively correlated with decreased crime rates

The gardens should be planted with raised cedar planter boxes filled with premium planting soil are durable, affordable and long lasting. The success of many gardens largely depends on the amount of time the community dedicates the growing and nurturing their garden.

The programming and organizing of the garden is paramount. Sponsors and partners provide opportunity for funding, materials, expertise and additional support. Partners and sponsors potentially include the LSU Agriculture Department, the ULM Department of Agriculture Business and the local business and philanthropic communities.

Security

The Community Centers are all lacking in security measures at the interiors, exteriors and entrances to the facilities. During site visits the need for additional security was repeatedly mentioned and requested by Community Center staff members. This document has previously discussed the need for exterior lighting, which would positively contribute to security needs. Additionally, security cameras are needed at the entrances, around the perimeters and in some public spaces within the facilities. Welcome kiosks and metal detectors will also contribute to providing a safe environment for visitors and staff as well.



Figure 20: Security Cameras

Signage

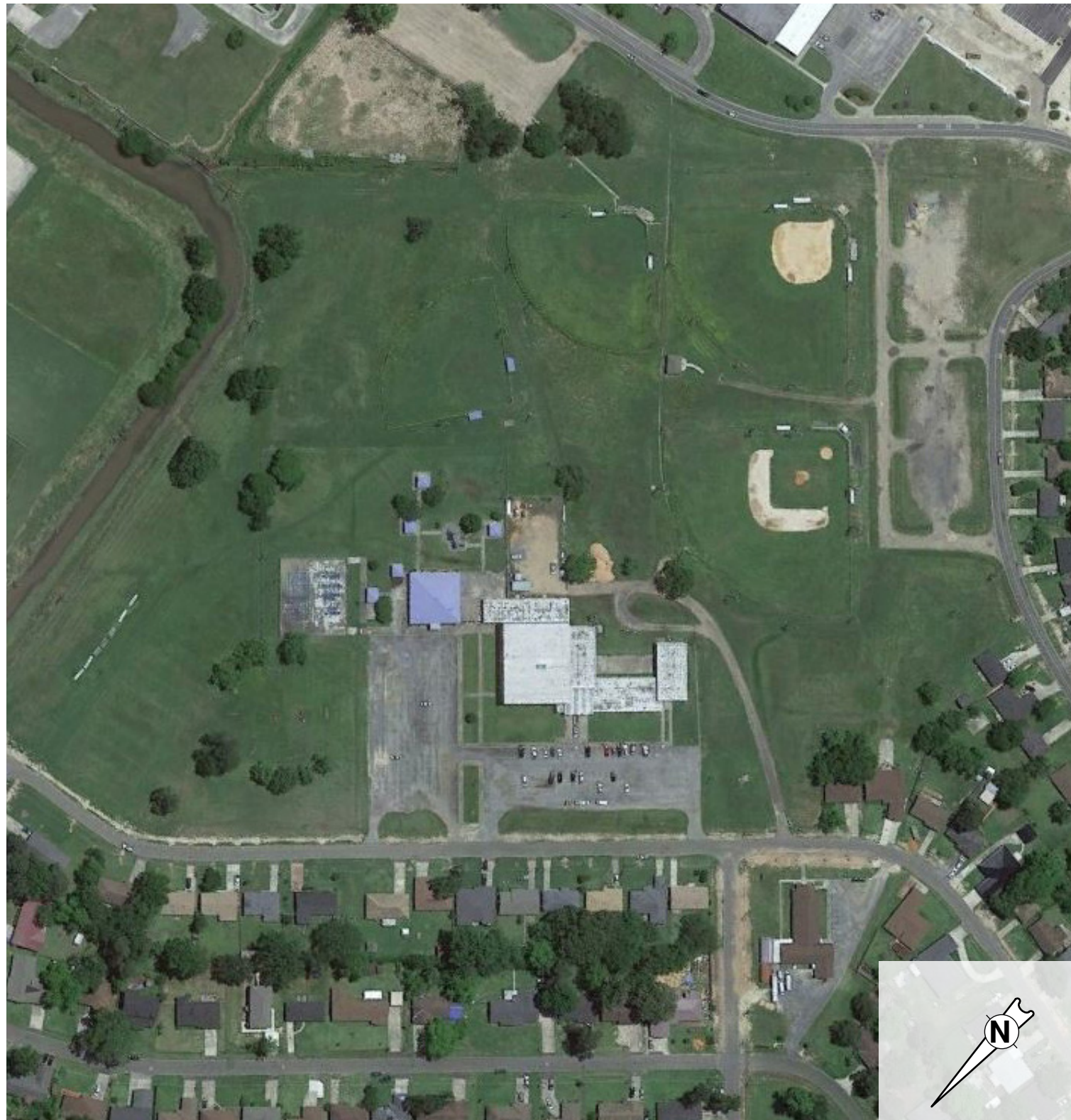
Apart from Emily P. Robinson, no centers have welcoming or informational signage at their entrances. Without signage, an unknowing citizen could pass right by a community center without even knowing. The centers are valuable community assets and the installation of great and consistent signage will signal the renewed focus on



Figure 21: Branded Signage Concept

the revitalization of the community centers and will invite community members to participate. New monument signs with Monroe and site specific branding should be installed at each center. Digital messageboards would also allow the communication of center events and schedules and also serve as tools for public service announcements. The Monroe-branded signage seen above features a concrete finish graphic sign box, Monroe-branded sign blade and logo, and a video message board. Consistent signage such as these should be installed at each center to welcome visitors and informing the public on programming and public service announcements.

HARVEY H. BENOIT COMMUNITY CENTER



Existing Amenities

- Basketball Gym
- Game Room
- Kitchen
- Meeting Space
- Computer Lab
- Playground
- Outdoor Pavilion
- Tennis Court
- Emergency Shelter

Community Meeting Suggestions

- Walking Path
- Wind-Safe Pickleball Court
- Enclosed Playground
- Revamp Fields
- Walking Trail near the canal
- Landscaping

The Benoit Team



Figure 22: The Benoit Team

Facility Assessment - Interior

ASSESSMENT NOTES - BENOIT	
INTERIOR ENHANCEMENT	REPLACE WINDOWS & DOORS IN GAME ROOM AND ADD BRANDING & PAINT
INTERIOR ENHANCEMENT	REPLACE ALL CEILING TILES IN EVENT SPACE AND ADD NEW LED LIGHTING
INTERIOR ENHANCEMENT	FULL RENOVATION OF KITCHEN WITH FLOORING REPLACEMENT
INTERIOR ENHANCEMENT	FULL RENOVATION OF FURNITURE, FLOORING, PAINTING, AND REBRANDING IN PRIVATE OFFICES
INTERIOR ENHANCEMENT	RE-BRANDING, PAINTING, REPLACEMENT OF FLOORING, OUTLETS, AND EQUIPMENT UPGRADES IN COMPUTER LABS
INTERIOR ENHANCEMENT	CONFERENCE ROOM SHOULD BE CHANGED TO A MULTI-USE SPACE FOR EXERCISE CLASSES AND A SMARTBOARD
INTERIOR ENHANCEMENT	COLLABORATIVE WORKSPACE IN FRONT SPACE OF BUILDING
INTERIOR ENHANCEMENT	MESSAGE BOARD AND SCREEN IN LOBBY AREA
INTERIOR ENHANCEMENT	PROJECTOR IN GYM OR GAME ROOM
INTERIOR ENHANCEMENT	FITNESS AREA LOCATED POSSIBLY NEAR THE LOCKER ROOMS
INTERIOR ENHANCEMENT	BENOIT IS THE ONLY CENTER WITH A LARGE ENTRY AREA. IT SHOULD BE MORE LIVELY AND WELCOMING
INTERIOR ENHANCEMENT	EVENT ROOM HAS A HEAVY USED STAGE. IT SHOULD HAVE BETTER FLOORING AND LIGHTING
INTERIOR ENHANCEMENT	TIE IN THE COURTYARD AND THE GAME ROOM BY ADDING SHADING DEVICES AND CHAIRS TO THE COURTYARD
INTERIOR ENHANCEMENT	IMPROVE ACOUSTICS OF ALL EVENT SPACES AND ADD SOUND SYSTEMS
INTERIOR ENHANCEMENT	ADD DOMINO/GAME TABLES, VIDEO GAMING, STUDY SPACE, TV'S, SOUND, LIGHTING, AND MORE IN THE GAME ROOM
INTERIOR REPAIRS/RENOVATIONS	NEW SCOREBOARD AND GOAL MACHINERY IN GYMNASIUM
INTERIOR REPAIRS/RENOVATIONS	CEILING TILES THROUGHOUT BUILDING TO BE REPLACED
INTERIOR REPAIRS/RENOVATIONS	NEW FLOORING IN DANCE AREA
INTERIOR REPAIRS/RENOVATIONS	EXTERIOR WINDOWS NEED REPLACEMENT IN GYM AND OFFICE SPACES
INTERIOR REPAIRS/RENOVATIONS	ROOF REPLACEMENT REQUIRED TO PREVENT LEAKING. WATER DAMAGE THROUGHOUT BUILDING



Figure 23: Lack of welcoming space at entrance



Figure 24: Gym with damaged bleachers and leaky windows



Figure 25: Outdated kitchen and equipment



Figure 26: Sparsely furnished game room



Figure 27: Many of the existing office spaces are unused and outdated



Figure 28: Multi-purpose room is in need of modern amenities

Facility Assessment - Exterior

ASSESSMENT NOTES - BENOIT	
INTERIOR REPAIRS/RENOVATIONS	FLOORING REPLACEMENT NEEDED THROUGHOUT THE FACILITY
INTERIOR REPAIRS/RENOVATIONS	REMOVE THE ROOM DIVIDERS/PARTITIONS
INTERIOR REPAIRS/RENOVATIONS	REMOVE DRAIN PIPES THAT GO INTO THE BUILDING FROM THE ROOF WHEN THE ROOF IS REPLACED
INTERIOR REPAIRS/RENOVATIONS	REMOVE COURTYARD FENCING AND ADD LIGHTING TO THE COURTYARD
INTERIOR REPAIRS/RENOVATIONS	UPGRADE ENTIRE KITCHEN AND ADD EXHAUST TO THE COOK TOP
INTERIOR REPAIRS/RENOVATIONS	REPAIR AIR CONDITIONING IN THE GYMNASIUMS TO REDUCE HEAT
INTERIOR REPAIRS/RENOVATIONS	NEW PAINT NEEDED THROUGHOUT THE FACILITY
INTERIOR REPAIRS/RENOVATIONS	REPAIR THE PLUMBING IN THE FACILITY
EXTERIOR ENHANCEMENT	PLACE BASEBALL FIELDS IN A PINWHEEL SHAPE IN THE FUTURE
EXTERIOR ENHANCEMENT	PLACE FOUR NEW BIKE RACKS OUTSIDE THE MAIN ENTRANCE
EXTERIOR ENHANCEMENT	IMPROVE LANDSCAPE, SIGNAGE, AND LIGHTING OUTSIDE THE MAIN ENTRANCE
EXTERIOR REPAIRS/RENOVATIONS	CONTOURING THE SITE TO DRAIN PROPERLY
EXTERIOR REPAIRS/RENOVATIONS	ROOF NEEDS TO BE REPLACED
GOHSEP	RENOVATE THE RESTROOMS TO ADA-COMPLIANCE
GOHSEP	FULLY RENOVATE THE LOCKER ROOMS AND SHOWERS TO ADA-COMPLIANCE, ADD ADA-COMPLIANT LOCKERS, INSTALL NEW FAUCETS, AND REDESIGN SHOWERS



Figure 29: Main entrance should be more inviting



Figure 30: Drainage issues on-site hinder daily operations



Figure 31: Rear space is underutilized and uninviting



Figure 32: Roof needs to be stripped and resurfaced



Figure 33: Gym windows are failing and need replacement



Figure 34: Baseball fields need upgrades

Benoit Vision - Site

The vision for the Benoit site is grand just like the center’s history. There is plenty of outdoor space that is currently underutilized - largely due to site drainage issues. Site grading and filling will be the first improvements made to allow the site to drain properly. The vision for the Benoit site is to create a world-class sports facility within a great public park.

Along Oaklawn Drive, visitors will be welcomed onto the site by a walking path and wellness trail featuring landscaping, lighting and public amenities for everyone. Additionally, a 3/4 mile walking/running trail will encircle the perimeter of the full site for those seeking a more strenuous workout or to comfortably reach one of the many destinations along the trail. Along Young’s Bayou, there will be a soccer complex with three fields for varying age groups, and the interior of the site will feature a baseball complex reconfigured with a pinwheel design for convenience and resource-sharing purposes. A new access road off Parkview Drive will guide visitors into the site while providing additional parking along the way.

Visitors will also be invited to relax and congregate at Benoit Courtyard and Commons at the rear of the Community Center. From there they will be guided by paved pathways to destinations like picnic shelters, volleyball courts, playgrounds and the community garden.



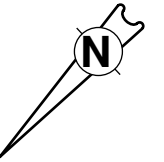
Benoit Vision - Floor Plan

Benoit is the oldest and largest of the community centers and its many interior spaces are of vital daily use to the citizens of Monroe. The center serves as a federally recognized emergency shelter and once functioned as the headquarters of the Parks and Recreation Department for the City of Monroe.

The upgraded entrance will be welcoming to visitors with a new welcoming kiosk, finishes, and seating along the perimeter. Next the Game Room will be updated and modernized with an Esports gaming space, new game tables, a reading nook and modern technology, enlivening this essential gathering space.

Central to the revitalization of Benoit is the creation of an central co-working space offering collaboration and meeting spaces for residents, students, non-profits and small businesses. This new collaborative space will occupy several existing offices and administrative areas and will open to the courtyard patio just outside. The community rooms across the hallway will accommodate an Arts and Crafts room and a Computer Lab where existing programs will continue and new ones will be created.

Additionally, the kitchen will be upgraded with modern commercial cooking equipment and the Multi-Purpose Room will be upgraded to function as a first-class event space while doubling as a yoga and dance studio during non-event hours.



Benoit Vision - Welcome



Benoit Vision - Courtyard and Commons

The courtyard space at Benoit has great potential to be re-imagined as a central gathering space at the community center. The space has a nice sense of enclosure as the Game Room, offices and Multi-Purpose Room face the courtyard. The space is not inviting currently as it is paved with cracked concrete and blocked off by a barbed wire fence. The space should be re-imagined to be a comfortable and inviting gathering place where visitors can congregate, be productive or find a moment of peace in a beautiful setting. The fences will be removed and a decorative paver pattern will replace the existing pavement. The proposed co-working space will open up to the courtyard, which will be integrated into the daily operations of this new community asset. Shading, lighting, landscaping and outdoor furniture will all be added to contribute to an inviting setting that can be enjoyed by all ages as Benoit continues to serve future generations of visitors.

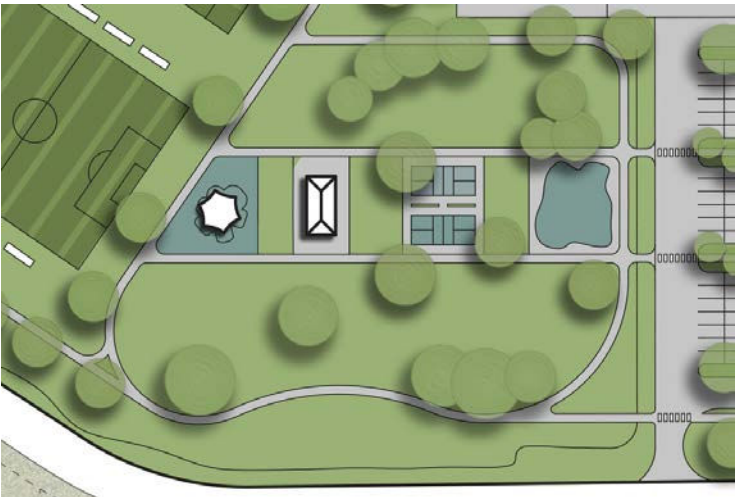


Figure 35: Benoit Courtyard Area

Featured Improvements

Benoit Wellness Trail

- Walking Path
- Outdoor Fitness Station
- Pickleball Courts
- Inclusive Playground
- Picnic Shelter



The Benoit Wellness Trail and Gathering Space has the potential to be a transformative investment in the community. The proposed amenities will improve public health, enhance community interactions and provide modern and equitable recreation opportunities. The six-foot wide, landscaped walking path will feature pedestrian scaled lighting to serve as a link between the various destinations along the trail. The path will serve as a place where neighbors can gather to exercise and connect in a public park-like setting in the neighborhood. The various amenities along the trail will accommodate visitors of all ages and will serve as a unique and valued destination for local residents and visitors.



Figure 36: Walking Trail w/ landscaping and seating



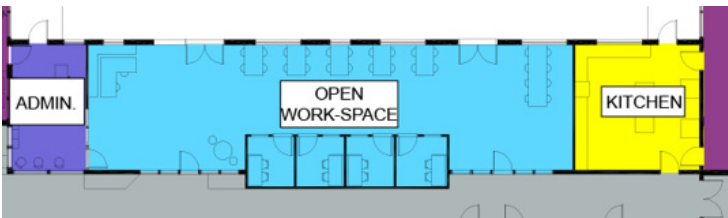
Figure 37: Inclusive Playground w/ shading



Figure 38: Outdoor Fitness Station

Benoit Co-Working Space

- Open Office Floor Plan
- Access to Technology
- Communal Kitchen
- Private Meeting Spaces
- Event Space



The Benoit co-working space is envisioned to be a one of a kind resource for the Monroe community. The 1,600 sf co-working room will offer collaborative work and meeting space for small business owners, non-profits and community members. Co-working spaces can provide positive work environments that allow workers to share tools, services and facilities. Facilities often include work stations and shared amenities like internet access, kitchenettes and printing services.

The Benoit co-working space will partner with Louisiana Catalyst to expand its current operations to the Benoit campus. Louisiana Catalyst is a business minded, community-driven workspace and is an ideal partner for this exciting endeavor.



Figure 39: Co-Working Space



Figure 40: Fostering Collaboration



Figure 41: Building Community

Proposed Improvements - Interior

INTERIOR IMPROVEMENTS	
CEILING TILES AND GRID	2X2 REVEALED EDGE, MINERAL TILE, T-GRID, AND 12" THICK PAPER FACED BLANKET INSULATION. MOISTURE RESISTANT IN KITCHENS. WATER RESISTANT IN WET AREAS.
PAINT AND BRANDING	ELASTOMERIC OR CERAMIC PAINT ON EXTERIOR WALLS AND VERTICAL SURFACES. HIGH GRADE LAYTEX ON INTERIOR. PREP PER MFG RECOMMENDATIONS.
FLOORING	LVT IN PUBLIC SPACES; LIQUID TRAFFIC FLOOR IN MECHANICAL AND ELECT CLOSETS; CERAMIC TILES IN TOILET, LOCKER, SHOWER ROOMS
INTERIOR LED LIGHTING	NEW LED INDIRECT LAY IN FIXTURES WITH DECORATIVE IN SPECIFIC FEATURE AREAS. TASK LIGHTING AT DESKS. LED IN HIGH BAY AREAS
REPAIR WATER DAMAGE	COVERED BY ROOF, WINDOWS, SEALANTS, PAINT REPAIRS, CEILINGS AND FLOORS
NEW WINDOWS	ENERGY EFFICIENT, LOW-E FIXED INSULATED HURRICANE RESISTANT WINDOWS
SECURITY	DIRECTIONAL LIGHTING ON BUILDINGS, 2 FC AND MORE IN SITE ACCESS AREAS, SECURITY CAMERAS AND METAL DETECTORS
SPRINKLERS	ALLOWANCE BASED UPON SF WITH INSTALLATION PRIOR TO CEILING REPLACEMENT
GENERAL INTERIOR SIGNAGE	BRAILLE & ADA-COMPLIANT AT EACH DOOR, EXTERIOR AND DIRECTIONAL, WAYFINDING, PARKING LOT SIGNAGE. FACILITY MARQUE SIGNAGE
BATHROOMS	REPLACE ALL FINISHES FLOOR WALLS AND CEILINGS, TOILET ACCESSORIES, LIGHTING, EXHAUST FANS AND PARTITIONS. REPLACE PLUMBING FIXTURES, VALVES AND FITTINGS. ALL ADA COMPLIANT UNLESS STRUCTURALLY IMPRACTICAL.
OFFICES	REMOVE INNER WALLS TO OPEN UP SPACE AND PROVIDE NEW FURNISHINGS & EQUIPMENT. PATCH FINISHES WHERE NOT ALREADY REPLACING.

GAME ROOM	
MURAL	MONROE AND COMMUNITY REPRESENTATIVE MURALS TO BE PLACED IN BUILDING
DISPLAYS	NEW FLAT SCREEN TV'S AND PROJECTION SCREEN
GAMING	NEW GAME SYSTEMS
TABLES	NEW GAME TABLES AND STUDY SPACE W/BAR TABLES
SOUND SYSTEM	NEW SOUND SYSTEM BASED ON SQUARE FOOTAGE
GAMING CHAIRS	COMFORTABLE, ERGONOMIC GAMING CHAIRS
PROJECTION SCREEN	FOR GAMING COMPETITIONS OR SPORTS EVENTS

KITCHEN	
FLOORING	TERRACOTTA TILE FLOORING
BACKSPLASHES	CERAMIC TILE BACKSPLASHES
COUNTER TOPS	SOLID STONE
APPLIANCES	COMMERCIAL STOVES & HOODS, FRIDGES, AND DISHWASHERS TO REPLACE OUTDATED EQUIPMENT

GYM	
AIR CONDITIONING	NEW HVAC SYSTEM INCORPORATING LATEST ENERGY EFFICIENCIES AND RESULTING I SMALLER PV MICROGRID
SUN SHADING	CONTROLLED SHADES AND HIGH-PERFORMANCE GLASS INCLUDED IN PASSIVE AND ACTIVE SOLAR CONSIDERATIONS
FLOORING	PROFESSIONALLY RESURFACE MAPLE FLOOR PER O&M DIRCTIONS FROM FLOOR MANUFACTURER
FITNESS AREA	FIND PROPER PLACEMENT POSSIBLY NEAR LOCKER ROOMS
SCOREBOARDS	TWO NEW SCOREBOARDS WITH BRANDED LOGO
BLEACHERS	ADA-COMPLIANT RETRACTABLE BLEACHERS
RETRACTABLE GOALS	NEW HEIGHT ADJUSTABLE GOALS. REMOVE OLDER ONES ABOVE EXISTING NEW GOALS

COWORKING SPACE	
DATA AND POWER OUTLETS	ADD NEW OUTLETS FOR EVERY WORK STATION IN THE SPACE
OFFICE DEMOLITION	DEMOLISH EXISTING WALLS FOR EXISTING OFFICE SPACES
FLEXIBLE FURNITURE	ROLLING CHAIRS AND TABLES ALLOWS FOR DYNAMIC OFFICE SPACE

ARTS AND CRAFTS ROOM	
POWER OUTLETS	ADD POWER OUTLETS EVERY 3-6 FEET
VENTILATION	ADD PROPER VENTILATION FOR POTTERY
SOUND SYSTEM	NEW SOUND SYSTEM CUSTOM DESIGNED FOR UPGRADED ACOUSTICS OF SPECIFIC ROOM.

EVENT ROOM	
SOUND SYSTEM	NEW SOUND SYSTEM CUSTOM DESIGNED FOR UPGRADED ACOUSTICS OF SPECIFIC ROOM. MAKE AVAILABLE FOR GUEST SPEAKER AT PODIUM, DANCES, WEDDING RECEPTIONS, POLITICAL ADDRESS, ETC.
DISPLAYS	FLAT SCREENS AND PROJECTOR SCREEN
LIGHTING	SPECIALTY LIGHTS AND SPOTLIGHTS. PROCEDIUM, CURTAINS, STAGE RIGGING AS PRACTICAL FOR SPACE AND STAGE.
ACOUSTICAL PANELS	ALLWOS THE SOUNDS TO BE MANAGED IN A LARGE EVENT

COMPUTER LAB	
EQUIPMENT	NEW DESKS , COMPUTERS, SMART BOARD, AND SOUND SYSTEM
DATA AND POWER OUTLETS	ADD NEW ONES EVERY 3-6 FEET IN THE ROOM.
COLUMNS	FURR OUT STEEL COLUMNS WITH FRAME & SHEETROCK OR COVERS
DRAINPIPE REMOVAL	REMOVAL FROM THE ROOM WHEN THE ROOF IS REPLACED
DISPLAYS	FLAT SCREEN TELEVISIONS

Proposed Improvements - Exterior

SITE PREP & IMPROVEMENTS	
PARKING	RESURFACE EXISTING LOTS, RESTRIPE AND INSTALL ADA COMPLIANT SIGNAGE WITH APPROPRIATE # OF STALLS. INCLUDE LANDSCAPING ISLANDS.
BUS SHELTER	INCLUDE SEATING, SHELTER FROM RAIN, OPEN AND WITH LIGHTING AND OPEN VISIBILITY
DRAINAGE	USING NEW TOPO DATA, DESIGN OPTIMUM DRAINAGE WITH ADDED FILL, RECONTOURING PROFILE, INSTALLING OPTIMUM SURFACE MATERIALS AND INCLUDING RETAINAGE PONDS AND WATER MANAGEMENT FOR MEASURED CHARGING OF STORMWATER SYSTEM.
COMMUNITY GARDEN	COMMUNITY GARDEN PROGRAM TO FOSTER OWNERSHIP AND PRIDE AS WELL AS AGRICULTURAL BENEFITS. INCLUDE COMPOST COLLECTIONS AND COMMUNITY SHARING ORGANIZATION VIA ULM.
PICKLEBALL COURTS	GROWING IN POPULARITY; TWO OF THEM WITH EQUIPMENT AND LIGHTING FOR GREATER AVAILABILITY AND SCHEDULING AND EQUIPMENT. ORGANIZE AS ONE OF THE TOURNAMENT SPORTS WITH BENEFITS OF HOTEL NIGHTS, RESTAURANT AND SUPPORT BUSINESSES.
FIT LOT	OUTDOOR FITNESS EQUIPMENT WITH LIGHTING AND SECURITY STATIONS/CALL BOXES.
WALKING PATH	WALKING PATH WITH CRUSHED SURFACE, CONTOURED FOR BEST DRAINAGE, WIDTH PER EACH COMMUNITY CENTER'S VISION FOR PEDESTRIANS WITH OR WITHOUT BIKES. CAREFULLY SELECTED SEATING SPOTS WITH VIEW, BENCHES, TREES, LANDSCAPING. LIT FOR SECURITY AND EXTENDING OF AVAILABLE HOURS.
INCLUSIVE PLAYGROUNDS	TWO PLAYGROUNDS FOR USAGE BY ALL CHILDREN. PATHWAY, SURFACES AND AMENITIES FOCUSED ON LARGER RANGE OF BENEFITS AND ABILITIES WITH ADA ACCOMMODATIONS.
BASKETBALL COURTS	TENNIS COURTS WILL BE LEVELED, HAVE STRUCTURAL SLAB REPAIRS, BE CONVERTED WITH RESURFACING, GOALS, FENCING, LIGHTS AND EMERGENCY CALL STATIONS
VOLLEYBALL COURTS	RENOVATION WITH RESANDING, NETS, AND LIGHTS
FOOTBALL FIELDS	INCLUDING BLEACHERS AND LIGHTING
BASEBALL FIELDS	PINWHEEL PLAN WITH A CENTRAL PAVILLION
CENTRAL PAVILION	TO INCLUDE RESTROOMS, SEATING, AND CONCESSIONS FOR BASEBALL FIELDS
OUTDOOR FACILITIES	TWO RESTROOM AREAS FOR OUTDOOR AREAS AND ONE PAVILION

COURTYARD & COMMONS	
FENCING	REPLACE WITH SIMILAR AND WITH HARDENED DESIGN AND INSTALLATION FEATURES INCLUDING SECURITY CONSIDERATIONS.
LANDSCAPING	ALLOWANCE BASED ON SQUARE FOOTAGE. CONSIDER SECURITY, MAINTENANCE AND INTEGRATION WITH PARKING
LIGHTING	DIRECTIONAL LIGHTING ON BUILDINGS, 2 FC AND MORE IN SITE ACCESS AREAS,
OUTDOOR FURNITURE	NEW FURNITURE SELECTED FOR LONGEVITY AND DURABILITY WITH LOW MAINTENANCE.
SHADING	SHADING FOR THE STRUCTURES. AT PARKING OF EMERGENCY CENTERS, PHOTOVOLTAICS (SOLAR) WITH ENERGY STORAGE AND GENERATOR
CONCRETE	NEW CONCRETE PAVERS ON SAND BEDS OVER CONCRETE SLABS.

EXTERIOR IMPROVEMENTS	
SECURITY	POSSIBLE CAMERAS AND METAL DETECTORS
EXTERIOR DOORS	REPLACE DOORS AND HARDWARE TO COMPLY WITH HARDENING UPGRADES, ENERGY IMPROVEMENTS AND ADA.
EXTERIOR SIGNAGE	MONUMENT SIGN WITH DIGITAL/LED MESSAGE BOARD AND CONTROLS FOR EASY ADJUSTMENTS.
LANDSCAPING	ALLOWANCE BASED ON SQUARE FOOTAGE. CONSIDER SECURITY, MAINTENANCE AND INTEGRATION WITH PARKING
EXTERIOR LIGHTING	DIRECTIONAL LIGHTING ON BUILDINGS, 2 FC AND MORE IN SITE ACCESS AREAS,
FAÇADE CLEANING	PRESSURE WASHING OF ALL SURFACES WITH MILDEW ND DISCOLORATION. PAINTING OF ALL SURFACES OTHER THAN BRICKS, GLASS AND FACTORY FINISHED MATERIAL
DOWNSPOUTS	REPLACE WITH KYNAR COATED MATERIALS
ROOF (PRIORITY)	TEST, REMOVE, AND REPLACE WITH NEW 20-YEAR MOD BIT AND NEW METAL COPINGS, FLASHINGS AND TRIM. REPLACE REGLETS AND COUNTERFLASHINGS. 20+ YR NDL WARRANTY.
PHOTOVOLTAICS, ENERGY STORAGE, GENERATOR	PHOTO VOLTAIAC SYSTEM 99.9KW CARPORT WITH 250KWH STORAGE AND PERMANENT GENERATOR - THESE AT ALL EVACUATION CENTERS

FRONT ENTRANCE	
COLUMNS	TEST CURRENT COATING AND PAINT THE STEEL COLUMNS USING ALKYD PAINT
LOGOS	PLACE BENOIT LOGO DECALS ON THE WINDOWS
MURALS	MONROE AND COMMUNITY REPRESENTATIVE MURALS TO BE PLACED IN BUILDING
WELCOME	FRONT DESK AND WELCOME KIOSK LOCATE AT KEY POSITION WITH VISIBILITY AT ALL TIMES. ACCENT LIGHTING
DISPLAYS	FLAT SCREEN TELEVISIONS
BIKE RACKS	PROVIDE FOUR NEW BIKE RACKS OUTSIDE THE MAIN ENTRANCE
ENTRY IMPROVEMENTS	LANDSCAPING, SIGNAGE, AND LIGHTING

LILLER M. MARBLES COMMUNITY CENTER



Existing Amenities

- Basketball Gym
- Game Room
- Kitchen
- Meeting Space
- Playground
- Swimming Pool

Community Meeting Comments

- Repair Tennis Courts
- Replace Merry-go-round
- Better Lighting
- Community Garden
- Renovate pool area
- Add emergency exit to back hallway
- Modernize kitchen area
- Workspace for sewing, art and kid's classes
- Expand Game Room

The Marbles Team



Figure 42: The Marbles Team

Facility Assessment - Interior

ASSESSMENT NOTES - MARBLES	
GENERAL INFORMATION	MARBLES IS ONE OF TWO CENTERS WITH A POOL. SITS ACROSS THE STREET FROM TWO SCHOOLS. SERVES AS AN EVACUATION CENTER
GOHSEP	NO EMERGENCY EXIT TO THE WEST - NEED TO ADD AN EXIT AT THE END OF THE HALLWAY NEAR EVENT ROOM
GOHSEP	BATHROOM UPGRADES - FLOORING, COUNTERS AND FIXTURES TO BE UPGRADED - ADA AS A PRIORITY, DRAIN PIPE INSULATION, LOCKER ROOM SHOWERS NEED ADA
INTERIOR ENHANCEMENT	STAGE NEEDS MODERN AMENITIES - LIGHT SOUND FLOOR, ETC - CURRENTLY A WORKOUT SPACE
INTERIOR ENHANCEMENT	SIGNAGE THROUGHOUT FACILITY NEEDED - EXIT LOCATIONS, ROOM NAMES, ETC.
INTERIOR ENHANCEMENT	ART ROOM UPGRADE - NEW CHALK BOARDS AND ASSOCIATED EQUIPMENT
INTERIOR REPAIRS/ RENOVATIONS	GYM - SAND AND RESEAL FLOOR, NEW LIGHTING, BLEACHER REPAIRS, NEW GOAL LIFTS, CEILING HAS VISIBLE SIGNS OF DECAY AND WATER DAMAGE, PERMANENT VOLLEYBALL STANDS
INTERIOR ENHANCEMENT	GAME ROOM - RENOVATED AND CONVERTED TO AN ESPORTS SPACE - NEW TVS, CHAIRS AND SEATING, NEW POOL TABLES
INTERIOR ENHANCEMENT	ADD MONROE BRANDING IN GYM
INTERIOR ENHANCEMENT	CLUB ROOM IMPROVEMENTS - SOUND SYSTEM AND AMENITIES, MODERN LIGHTING, FLOORING, DESIGN, WATER FAUCETS DONT WORK, REPLACE CABINETS
INTERIOR REPAIRS/ RENOVATIONS	FULL KITCHEN RENOVATION - FLOORS, CEILING, CABINETS, LIGHTING, COMMERCIAL EQUIPMENT
INTERIOR REPAIRS/ RENOVATIONS	NEW FLOORING, LIGHTING, CEILING TILES/GRID AND PAINT, SECURITY MEASURES NEEDED THROUGHOUT - NEW ROOF



Figure 43: Stage area is underutilized and in need of modern amenities



Figure 45: Game room is small and underfurnished



Figure 47: Water damage is visible on ceiling tiles



Figure 44: ADA requires drain pipe insulation for exposed lavatory



Figure 46: Art room is outdated and underutilized



Figure 48: Multi-purpose room in need of upgrades and new divider

Facility Assessment - Exterior

ASSESSMENT NOTES - MARBLES	
EXTERIOR ENHANCEMENT	POOL AREA - NEW DECKING, PLASTER, FURNITURE, LIGHTING, FENCING, LANDSCAPING, SHADING, ADA, RESTROOMS - FULL RENO, VENTILATION, NEW LOCKERS
EXTERIOR ENHANCEMENT	NEED DRIVEWAY TO CONNECT PARKING LOT TO ADA SPACES IN THE REAR
EXTERIOR ENHANCEMENT	NEED NEW PLAYGROUND EQUIPMENT AND PATHWAYS - LIGHTING, SHADE, SURFACING, ADA
EXTERIOR ENHANCEMENT	EXTERIOR CLEANING AND PAINTING OF STRUCTURE NEEDED - PRESSURE WASH AND PAINT TRIM
EXTERIOR REPAIR/RENOVATION	POOL OFFICE NEXT TO MENS LOCKER ROOM - NEEDS FULL RENOVATION - FULL AC
EXTERIOR ENHANCEMENT	EXTERIOR LIGHTING NEEDED - BUILDING, PARKING AND SITE LIGHTING FIXTURES
EXTERIOR REPAIR/RENOVATION	NEW PARKING LOT ASPHALT AND STRIPING NEEDED
EXTERIOR REPAIR/RENOVATION	FULL BATHROOM RENOVATION AT POOL BATHROOMS
EXTERIOR REPAIRS/RENOVATIONS	TENNIS COURTS - NEW SURFACING, FENCING, LIGHTING, NETS
EXTERIOR REPAIRS/RENOVATIONS	NEW ROOF NEEDED - STRIP AND RESURFACE



Figure 49: Parking lot is in need of new asphalt and striping



Figure 50: Roof needs to be stripped and replaced



Figure 51: Pool area lacks outdoor furniture and shading



Figure 52: Pool needs to be re-plastered and new decking



Figure 53: Tennis courts need resurfacing and painting



Figure 54: New lockers for the pool area are needed

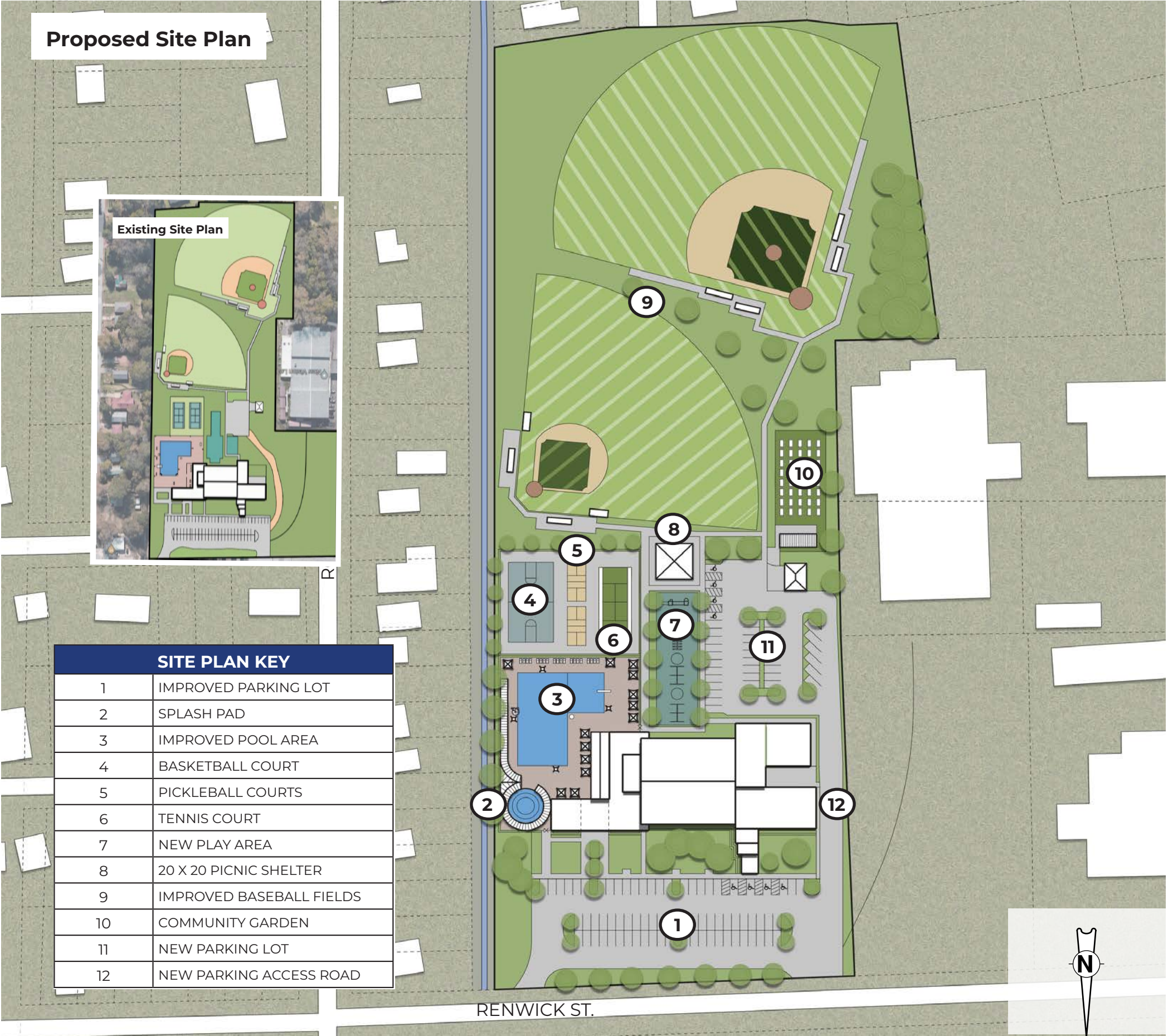
Marbles Vision - Site

Marbles is a unique center in that it possesses one of the two community center swimming pools and it sits across the street from two public schools - Carroll High School and Carroll Junior High School. During the school year students often walk across the street after classes to hang out with friends and participate in after-school activities. The center also has a large gym that hosts many events and league games.

Much of the vision for the Marbles site is centered around the large public swimming pool that has been a popular community destination and resource for generations. The pool will be renovated and improved to become a more welcoming and safe outdoor space.

Surrounding the pool complex will be sports and community related amenities. Basketball, pickleball and tennis courts will create an exciting sports court center that is rounded out by a state-of-the-art inclusive playground and a shaded picnic shelter. The existing baseball fields will remain and be improved with connecting pathways and upgraded facilities. The destinations at the rear of the site will be reached via a new access road and additional parking that will be well lit and landscaped.

The entrance to the site will feature branded signage and will lead to a parking lot that is well lit and landscaped. Site lighting as a whole will be improved to ensure that visitors to Marbles feel safe and welcomed.



Marbles Vision - Floor Plan

The central feature of Marbles’ interior is the large and well-utilized gym. The gym is a favorite after-school hangout spot and also plays host to many rec league sports events.

First, the entrance will be upgraded to a more functional and inviting welcoming space with a welcome kiosk and signage. The kitchen will also be upgraded with modern commercial cooking equipment as it often serves as a concession stand during sports events in the gym. The two community rooms will feature an exercise room with sports flooring and modern amenities and a well-equipped computer lab. The two upgraded spaces will assist Marbles as it continues to serve local students and youth visitors on a daily basis.

A key upgrade to the center will be an extension to the existing game room. The existing game room is currently very small and sparsely furnished - generally functioning as a hallway adjacent to the gym and rear storage rooms. An 1,650 sf addition along the west face of the existing game room will create a distinct game room with ample space for visitor and teen-related activities. This game room will feature an Esports gaming space, new game tables, a reading nook and modern technology. The new game room will open up to a newly created courtyard between the game room and computer room where additional activities and gatherings may occur.



Marbles Vision - Welcome



Marbles Vision - Pool

The pool and rear spaces at Marbles will be recreated as a premier destination for family recreation, sports and leisure in Monroe. One of the key assets at Marbles is the public swimming pool that has served generations of residents, and at over 7,952 square feet of surface area, it is over half the size of an Olympic swimming pool. Although the pool continues to be a popular summertime destination, it is in dire need of upgrades.

The deck surface needs to be replaced with a slip resistant and heat reflective concrete decking that will be both attractive and durable. The area will be upgraded with sorely needed shading, landscaping, lighting and outdoor furniture to soften the space in an inviting setting. An improved concession and seating area will provide refreshment options to visitors and a children's splash pad will serve as a safe and inclusive space for younger visitors to enjoy. Nearby amenities that include state-of-the-art playgrounds and renovated sports courts will also help transform Marbles into a premier recreational and leisure destination.

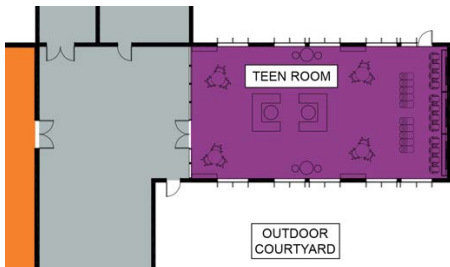


Figure 55: Marbles Pool

Featured Improvements

Marbles Teen Room

- Modern Lounge Space
- Esports Gaming Station
- Pool Tables
- WIFI Access
- Courtyard Access



A key upgrade to the center will be the creation of the Marbles Teen Room. The Marbles Community Center sits across the street from Carroll High School and Carroll Junior High School with students often visiting the center to hang out after school. Currently, there is very little space for teens to interact and utilize the facility, with these activities often occurring in the gym and around the front patio.

The plan envisions a 1,650 sf addition constructed along the west face of the existing game room to create a distinct and dedicated space for teen related activities. This game room will feature an Esports gaming space, new game tables, a reading nook and modern technology including updated lighting, sound systems and wifi access. The new game room will open to a newly created courtyard between the game room and computer room where additional activities and gatherings may occur.



Figure 56: Lounge Area with movable furniture



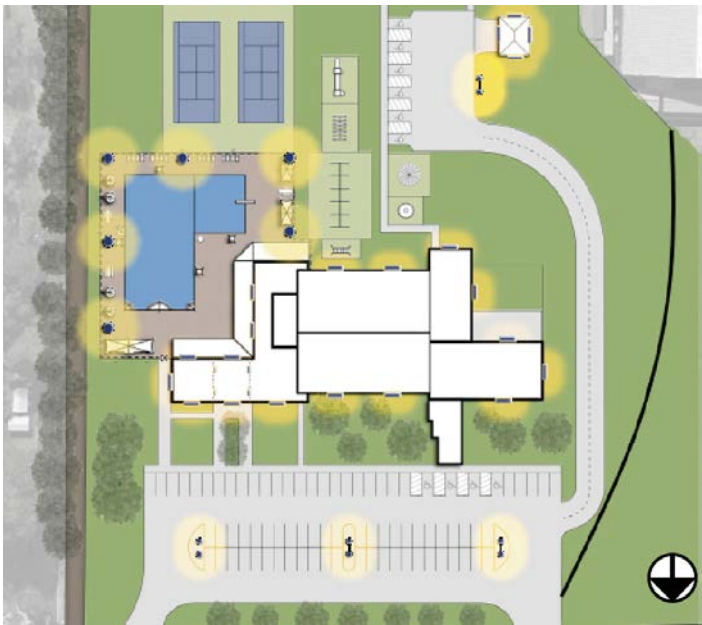
Figure 57: Game Tables



Figure 58: Esports

Exterior Lighting @ Marbles

- Parking Lot Lighting
- Pedestrian-Scaled Lighting
- Exterior Building Lighting
- Bollard Accent Lighting



Exterior lighting is essential for the safety, beautification, accessibility and use of Monroe’s community centers. Wall packs mounted on the structures will beautify the space at night and increase visibility. Pedestrian-scaled lighting around the pool and other outdoor activities will illuminate the spaces for nighttime events and contribute to security. Parking lot lighting is vital for public safety and access to the facility.



Figure 59: Wall-Pack Lighting



Figure 60: Pedestrian-Scaled Lighting



Figure 61: Parking Lot Lighting

Proposed Improvements - Interior

INTERIOR IMPROVEMENTS	
CEILING TILES AND GRID	2X2 REVEALED EDGE, MINERAL TILE, T-GRID, AND 12" THICK PAPER FACED BLANKET INSULATION. MOISTURE RESISTANT IN KITCHENS. WATER RESISTANT IN WET AREAS.
PAINT AND BRANDING	ELASTOMERIC OR CERAMIC PAINT ON EXTERIOR WALLS AND VERTICAL SURFACES. HIGH GRADE LAYTEX ON INTERIOR. PREP PER MFG RECOMMENDATIONS.
FLOORING	LVT IN PUBLIC SPACES; LIQUID TRAFFIC FLOOR IN MECHANICAL AND ELECT CLOSETS; CERAMIC TILES IN TOILET, LOCKER, SHOWER ROOMS
INTERIOR LED LIGHTING	NEW LED INDIRECT LAY IN FIXTURES WITH DECORATIVE IN SPECIFIC FEATURE AREAS. TASK LIGHTING AT DESKS. LED IN HIGH BAY AREAS
REPAIR WATER DAMAGE	COVERED BY ROOF, WINDOWS, SEALANTS, PAINT REPAIRS, CEILINGS AND FLOORS
NEW WINDOWS	ENERGY EFFICIENT, LOW-E FIXED INSULATED HURRICANE RESISTANT WINDOWS
SECURITY	DIRECTIONAL LIGHTING ON BUILDINGS, 2 FC AND MORE IN SITE ACCESS AREAS, SECURITY CAMERAS AND METAL DETECTORS
SPRINKLERS	ALLOWANCE BASED UPON SF WITH INSTALLATION PRIOR TO CEILING REPLACEMENT
GENERAL INTERIOR SIGNAGE	BRAILLE & ADA-COMPLIANT AT EACH DOOR, EXTERIOR AND DIRECTIONAL, WAYFINDING, PARKING LOT SIGNAGE. FACILITY MARQUE SIGNAGE
BATHROOMS	REPLACE ALL FINISHES FLOOR WALLS AND CEILINGS, TOILET ACCESSORIES, LIGHTING, EXHAUST FANS AND PARTITIONS. REPLACE PLUMBING FIXTURES, VALVES AND FITTINGS. ALL ADA COMPLIANT UNLESS STRUCTURALLY IMPRACTICAL.
EGRESS	NEW EMERGENCY EXIT ON WEST SIDE HALLWAY WHERE STORAGE ROOM CURRENTLY
EGRESS	ELIMINATE EXIT SIGNS ON DOORS TO POOL AREA FROM LOCKER ROOM - THIS SHOULD NOT IDENTIFIED AS AN EMERGENCY EXIT

KITCHEN	
FLOORING	TERRACOTTA TILE FLOORING
BACKSPLASHES	CERAMIC TILE BACKSPLASHES
COUNTER TOPS	SOLID STONE
APPLIANCES	COMMERCIAL STOVES & HOODS, FRIDGES, AND DISHWASHERS TO REPLACE OUTDATED EQUIPMENT

COMPUTER LAB	
EQUIPMENT	NEW DESKS , COMPUTERS, SMART BOARD, AND SOUND SYSTEM
DATA AND POWER OUTLETS	ADD NEW ONES EVERY 3-6 FEET IN THE ROOM.
COLUMNS	FURR OUT STEEL COLUMNS WITH FRAME & SHEETROCK OR COVERS
DRAINPIPE REMOVAL	REMOVAL FROM THE ROOM WHEN THE ROOF IS REPLACED
DISPLAYS	FLAT SCREEN TELEVISIONS

GYM	
AIR CONDITIONING	NEW HVAC SYSTEM INCORPORATING LATEST ENERGY EFFICIENCIES AND RESULTING I SMALLER PV MICROGRID
SUN SHADING	CONTROLLED SHADES AND HIGH-PERFORMANCE GLASS INCLUDED IN PASSIVE AND ACTIVE SOLAR CONSIDERATIONS
FLOORING	PROFESSIONALLY RESURFACE MAPLE FLOOR PER O&M DIRECTIONS FROM FLOOR MANUFACTURER
FITNESS AREA	FIND PROPER PLACEMENT POSSIBLY NEAR LOCKER ROOMS
SCOREBOARDS	TWO NEW DIGITAL SCOREBOARDS WITH BRANDED LOGO
BLEACHERS	ADA-COMPLIANT RETRACTABLE BLEACHERS
RETRACTABLE GOALS	NEW HEIGHT ADJUSTABLE GOALS.

EXERCISE & DANCE ROOM	
FLOORING	REMOVE EXISTING FLOORING AND PLACE A FOAM SUBFLOOR & A ROLLOUT VINYL "MARLEY" DANCE FLOOR.
SOUND SYSTEM	NEW SOUND SYSTEM CUSTOM DESIGNED FOR UPGRADED ACOUSTICS OF SPECIw
DISPLAY	FLAT SCREEN FOR DANCE CLASS INSTRUCTION
MIRRORS	6 TO 8 FOOT MIRRORS ON WALLS

GAME (TEEN) ROOM ADDITION	
CONSTRUCTION	DEMO EXISTING WALL TO PROVIDE ACCESS TO NEW ADDITION TO GAME ROOM. PROVIDE ACCESS TO NEW COURTYARD. INSTALL PAVERS FOR COURTYARD SURFACING. SHADING, LANDSCAPING, LIGHTING
MURAL	MONROE AND COMMUNITY REPRESENTATIVE MURALS TO BE PLACED IN BUILDING
DISPLAYS	NEW FLAT SCREEN TV'S AND PROJECTION SCREEN
GAMING	NEW GAME SYSTEMS
TABLES	NEW GAME TABLES AND STUDY SPACE W/BAR TABLES
GAMING CHAIRS	COMFORTABLE, ERGONOMIC GAMING CHAIRS
PROJECTION SCREEN	FOR GAMING COMPETITIONS OR SPORTS EVENTS
SOUND SYSTEM	NEW SOUND SYSTEM BASED ON SQUARE FOOTAGE

Proposed Improvements - Exterior

SITE PREP & IMPROVEMENTS	
PARKING	RESURFACE EXISTING LOTS, RESTRIPE AND INSTALL ADA COMPLIANT SIGNAGE WITH APPROPRIATE # OF STALLS. INCLUDE LANDSCAPING ISLANDS.
BUS SHELTER	INCLUDE SEATING, SHELTER FROM RAIN, OPEN AND WITH LIGHTING AND OPEN VISIBILITY
DRAINAGE	USING NEW TOPO DATA, DESIGN OPTIMUM DRAINAGE WITH ADDED FILL, RECONTOURING PROFILE, INSTALLING OPTIMUM SURFACE MATERIALS AND INCLUDING RETAINAGE PONDS AND WATER MANAGEMENT FOR MEASURED CHARGING OF STORMWATER SYSTEM.
INCLUSIVE PLAYGROUND	PLAYGROUND FOR USAGE BY ALL CHILDREN. PATHWAY, SURFACES AND AMENITIES FOCUSED ON LARGER RANGE OF BENEFITS AND ABILITIES WITH ADA ACCOMMODATIONS.
TENNIS COURT	LEVEL, REPAIR AND RESURFACE THE CONCRETE SLAB, INSTALL NEW NETS & FENCING, LIGHTING
BASKETBALL COURT	LEVEL, REPAIR AND RESURFACE THE CONCRETE SLAB, INSTALL NEW NETS & FENCING, LIGHTING
PICKLEBALL COURT	LEVEL, REPAIR AND RESURFACE THE CONCRETE SLAB, INSTALL NEW NETS & FENCING, LIGHTING
WELCOME SIGN	MONUMENT SIGN WITH DIGITAL/LED MESSAGE BOARD AND CONTROLS FOR EASY ADJUSTMENTS.

FRONT ENTRANCE	
COLUMNS	TEST CURRENT COATING AND PAINT THE STEEL COLUMNS USING ALKYD PAINT
MURALS	MONROE AND COMMUNITY REPRESENTATIVE MURALS TO BE PLACED ON BUILDING
WELCOME	FRONT DESK AND WELCOME KIOSK LOCATE AT KEY POSITION WITH VISIBILITY AT ALL TIMES. ACCENT LIGHTING
DISPLAYS	FLAT SCREEN TELEVISIONS
BIKE RACKS	PROVIDE FOUR NEW BIKE RACKS OUTSIDE THE MAIN ENTRANCE
ENTRY IMPROVEMENTS	LANDSCAPING, SIGNAGE, AND LIGHTING

EXTERIOR IMPROVEMENTS	
SECURITY	POSSIBLE CAMERAS AND METAL DETECTORS
EXTERIOR DOORS	REPLACE DOORS AND HARDWARE TO COMPLY WITH HARDENING UPGRADES, ENERGY IMPROVEMENTS AND ADA.
LANDSCAPING	PARKING LOT, ENTRY AND SITE LANDSCAPING FOLLOWING APPENDIX B GUIDELINES
EXTERIOR LIGHTING	DIRECTIONAL LIGHTING ON BUILDINGS, 2 FC AND MORE IN SITE ACCESS AREAS,
FAÇADE CLEANING	PRESSURE WASHING OF ALL SURFACES WITH MILDEW ND DISCOLORATION. PAINTING OF ALL SURFACES OTHER THAN BRICKS, GLASS AND FACTORY FINISHED MATERIAL
DOWNSPOUTS	REPLACE WITH KYNAR COATED MATERIALS
ROOF (PRIORITY)	TEST, REMOVE, AND REPLACE WITH NEW 20-YEAR MOD BIT AND NEW METAL COPINGS, FLASHINGS AND TRIM. REPLACE REGLETS AND COUNTERFLASHINGS. 20+ YR NDL WARRANTY.
PHOTOVOLTAICS, ENERGY STORAGE, GENERATOR	PHOTO VOLTAIAC SYSTEM 99.9KW CARPORT WITH 250KWH STORAGE AND PERMANENT GENERATOR - THESE AT ALL EVACUATION CENTERS

POOL	
LIGHTING	INSTALL PEDESTRIAN-SCALED LIGHTING
DECKING	NEW, NON-SLIP DECKING AROUND POOL
PLASTER	RE-PLASTER AND FINISH THE POOL
SHADE	FABRIC SHADING - CONSIDER PORTABLE UMBRELLAS AND FIXED CANTILEVER DESIGNS
EQUIPMENT	NEW LIFEGUARD TOWERS, DIVING BOARD, AND ADA-COMPLIANT POOL CHAIR
FURNISHING	CHAIRS, TABLES, BENCHES AND SEATING AND LOCKERS

EMILY P. ROBINSON COMMUNITY CENTER



Existing Amenities

- Basketball Gym
- Game Room
- Computer Lab
- Kitchen
- Meeting Space
- Multi-Purpose Room
- Senior Room
- Playground
- Emergency Shelter

Community Meeting Comments

- Comfortable Reading Area
- Enclosed Playground
- Outdoor Basketball
- Dance, drama and arts classes

The Emily P Team



Figure 62: The Emily P Team

Facility Assessment - Interior

ASSESSMENT NOTES - ROBINSON	
GENERAL INFORMATION	ROBINSON IS THE NEWEST OF THE CENTERS AND ONLY WITH A METAL ROOF - REAR WING WAS AN ADDITION
INTERIOR REPAIR/RENOVATION	ROOF LEAK IN GYM - CEILING REPAIR AND INSULATION NEEDED - REMOVE NON-FUNCTIONAL TURQUOISE DUCTS - REPLACE SOME PANELING AND FLASHING
INTERIOR ENHANCEMENT	FULL KITCHEN RENOVATION - FLOORS, CEILING, CABINETS, LIGHTING, COMMERCIAL EQUIPMENT
INTERIOR REPAIR/RENOVATION	NEW FLOORING, LIGHTING, CEILING TILES/GRID AND PAINT NEEDED THROUGHOUT
INTERIOR ENHANCEMENT	GAME ROOM - RENOVATED AND CONVERTED TO AN ESPORTS SPACE - NEW TVS, CHAIRS AND SEATING, NEW POOL TABLES
INTERIOR ENHANCEMENT	ADD MONROE BRANDING IN GYM
INTERIOR ENHANCEMENT	BANQUET ROOM - SOUND SYSTEM AND AMENITIES, MODERN LIGHTING, FLOORING, DESIGN
INTERIOR REPAIRS/RENOVATIONS	BATHROOM UPGRADES - FLOORING, COUNTERS AND FIXTURES TO BE UPGRADED - ADA AS A PRIORITY
INTERIOR REPAIRS/RENOVATIONS	MANAGER OFFICE - REMOVE SINK AND REPLACE CABINETRY - NEED BETTER WIFI - COMBINE WITH SMALL ADJACENT ROOM
INTERIOR ENHANCEMENT	CONVERT SMALL SENIOR ROOM INTO EXERCISE ROOM WITH SPORTS FLOORING, SOUND, LIGHTING, MIRRORS, DESIGN
INTERIOR ENHANCEMENT	REMOVE WALL BETWEEN COMPUTER LAB AND SMALL ADJACENT ROOM TO EXPAND COMPUTER LAB SIZE - ADD DOOR WITH GLASS FOR VISIBILITY
INTERIOR ENHANCEMENT	SIGN IN AREA/WELCOME DESK TO GREET AND PROCESS VISITORS
INTERIOR ENHANCEMENT	RENOVATE MULTI-PURPOSE ROOM INTO SENIOR ROOM - NEW WINDOWS, EXIT TO COURTYARD, TVS, PROJECTOR, LIGHTING, FLOORING, CABINETS, SOUND, REMOVE SOME CABINETS
INTERIOR ENHANCEMENT	SIGNAGE THROUGHOUT FACILITY NEEDED - EXIT LOCATIONS, ROOM NAMES, ETC.
EXTERIOR ENHANCEMENT	NEED NEW PLAYGROUND EQUIPMENT AND PATHWAYS - LIGHTING, SHADE, SURFACING, ADA
EXTERIOR ENHANCEMENT	CONSIDER ADDING PAVILIONS AND A WALKING PATH
EXTERIOR ENHANCEMENT	EXTERIOR LIGHTING NEEDED - BUILDING, PARKING AND SITE LIGHTING FIXTURES
EXTERIOR REPAIR/RENOVATION	NEW PARKING LOT STRIPING NEEDED



Figure 63: Bathrooms need new stalls and fixtures - possibly full reno



Figure 65: Game room needs modern upgrades - esports



Figure 67: Senior room needs modern tech and amenities - less cabinets



Figure 64: Ceiling panels need replacement - existing leaks



Figure 66: Kitchen needs full reno - largest kitchen of all centers

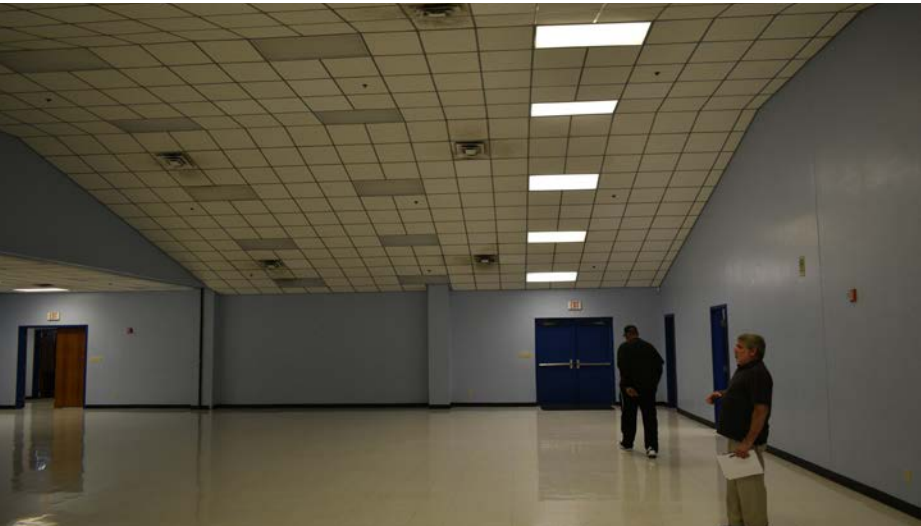


Figure 68: Multi-purpose room needs flooring, ceiling, lighting

Facility Assessment - Exterior

ASSESSMENT NOTES - ROBINSON	
GENERAL INFORMATION	ROBINSON IS THE NEWEST OF THE CENTERS AND ONLY WITH A METAL ROOF - REAR WING WAS AN ADDITION
INTERIOR REPAIR/RENOVATION	ROOF LEAK IN GYM - CEILING REPAIR AND INSULATION NEEDED - REMOVE NON-FUNCTIONAL TURQUOISE DUCTS - REPLACE SOME PANELING AND FLASHING
INTERIOR ENHANCEMENT	FULL KITCHEN RENOVATION - FLOORS, CEILING, CABINETS, LIGHTING, COMMERCIAL EQUIPMENT
INTERIOR REPAIR/RENOVATION	NEW FLOORING, LIGHTING, CEILING TILES/GRID AND PAINT NEEDED THROUGHOUT
INTERIOR ENHANCEMENT	GAME ROOM - RENOVATED AND CONVERTED TO AN ESPORTS SPACE - NEW TVS, CHAIRS AND SEATING, NEW POOL TABLES
INTERIOR ENHANCEMENT	ADD MONROE BRANDING IN GYM
INTERIOR ENHANCEMENT	BANQUET ROOM - SOUND SYSTEM AND AMENITIES, MODERN LIGHTING, FLOORING, DESIGN
INTERIOR REPAIRS/RENOVATIONS	MANAGER OFFICE - REMOVE SINK AND REPLACE CABINETRY - NEED BETTER WIFI - COMBINE WITH SMALL ADJACENT ROOM
INTERIOR ENHANCEMENT	CONVERT SMALL SENIOR ROOM INTO EXERCISE ROOM WITH SPORTS FLOORING, SOUND, LIGHTING, MIRRORS, DESIGN
INTERIOR ENHANCEMENT	REMOVE WALL BETWEEN COMPUTER LAB AND SMALL ADJACENT ROOM TO EXPAND COMPUTER LAB SIZE - ADD DOOR WITH GLASS FOR VISIBILITY
INTERIOR ENHANCEMENT	SIGN IN AREA/WELCOME DESK TO GREET AND PROCESS VISITORS
INTERIOR ENHANCEMENT	RENOVATE MULTI-PURPOSE ROOM INTO SENIOR ROOM - NEW WINDOWS, EXIT TO COURTYARD, TVS, PROJECTOR, LIGHTING, FLOORING, CABINETS, SOUND, REMOVE SOME CABINETS
INTERIOR ENHANCEMENT	SIGNAGE THROUGHOUT FACILITY NEEDED - EXIT LOCATIONS, ROOM NAMES, ETC.
EXTERIOR ENHANCEMENT	NEED NEW PLAYGROUND EQUIPMENT AND PATHWAYS - LIGHTING, SHADE, SURFACING, ADA
EXTERIOR ENHANCEMENT	CONSIDER ADDING PAVILIONS AND A WALKING PATH
EXTERIOR ENHANCEMENT	EXTERIOR LIGHTING NEEDED - BUILDING, PARKING AND SITE LIGHTING FIXTURES
EXTERIOR REPAIR/RENOVATION	NEW PARKING LOT STRIPING NEEDED
EXTERIOR REPAIRS/RENOVATIONS	TEE BALL FIELD - INCLUDE BLEACHERS, LIGHTING AND SOME GROUNDWORK



Figure 69: Modern facade - needs lighting and security



Figure 70: Building needs water protection and cleaning



Figure 71: New sign needed - digital message board



Figure 72: Need ADA and inclusive playground



Figure 73: Roof repairs needed



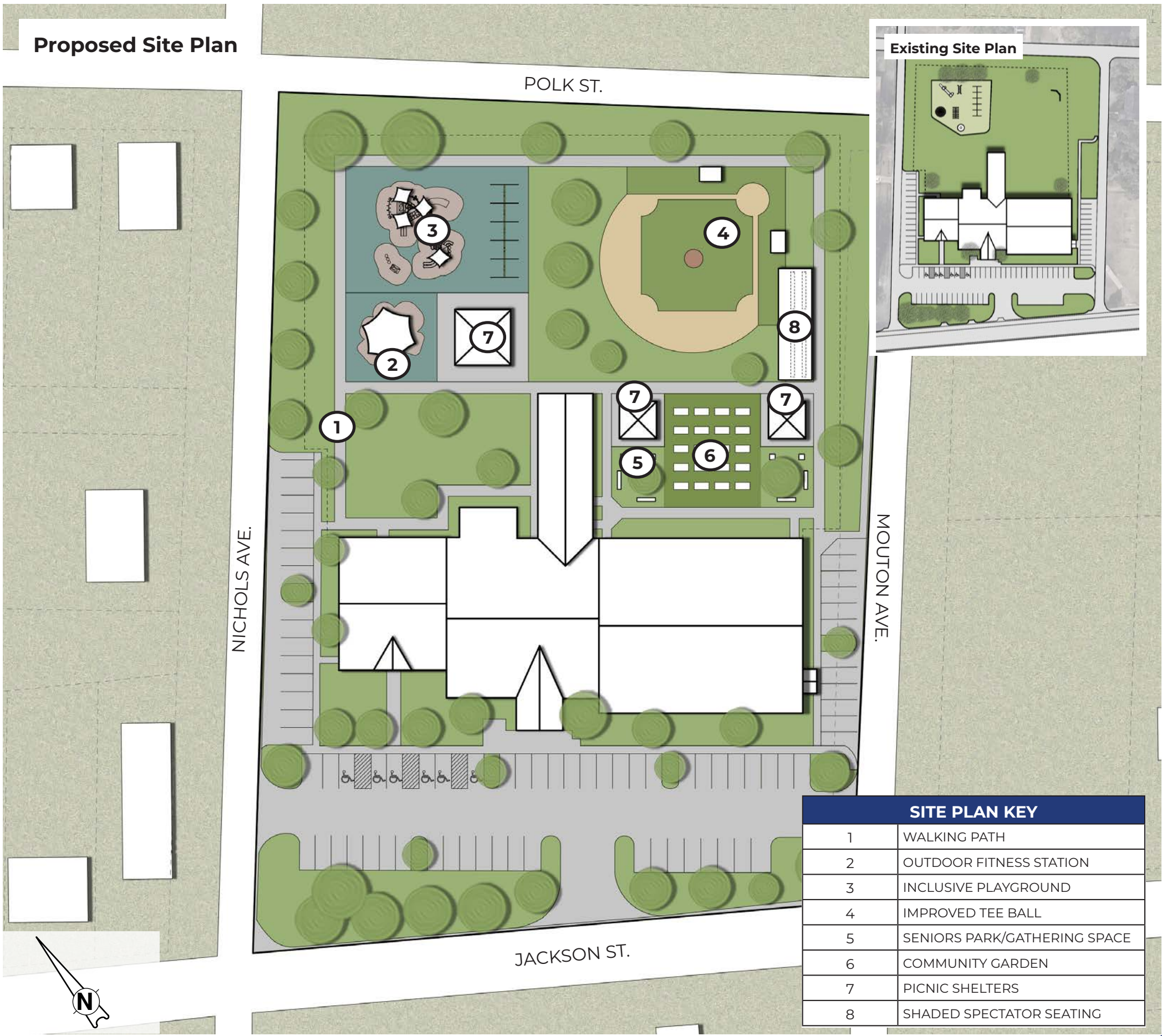
Figure 74: Bus stop for transit riders needed

Robinson Vision - Site

Emily P. Robinson is the newest of Monroe's centers and sits on an entire square in the Atkins Quarter neighborhood. The structure is surrounded on three sides by parking, and the rear of the center is an outdoor park space featuring a playground and tee-ball field. Residential properties surround the site on three sides.

The vision for Emily P. Robinson is to preserve the park-like setting of the rear portion of the site while upgrading the neighborhood amenities and experience. The rear wing of the center is the Seniors' Room, where seniors and other community members often meet. The vision is to allow visitors to exit to the north of this room into a newly designed park and gathering space. This outdoor space will feature tree-covered seating areas, a community garden, and two picnic shelters. This new outdoor space will be ideal for passive reflection, small gatherings, and larger events.

The exit from the Seniors' Room would also lead to a walking trail that encircles the entire rear portion of the Community Center. Visitors will find an improved tee-ball field along this trail with shaded seating, lights, and fencing. The south part of the site will include a new inclusive playground and outdoor fitness station with shading and safety athletic surfacing. A nearby shelter will allow visitors to congregate while supervising playing children or take a break after a good workout.



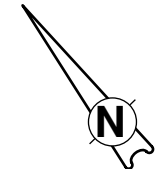
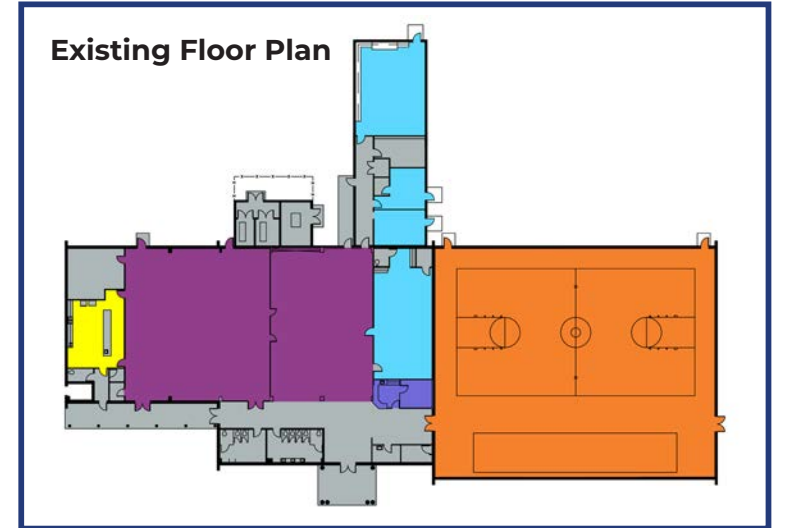
Robinson Vision - Floor Plan

Emily P. Robinson is the newest of Monroe's centers and features a large central game room, a large event room with kitchen and a currently functioning computer lab and seniors' meeting space.

The large central game room is unique to Robinson and has great potential with its high ceilings and spacious environment. This room will be upgraded to feature an Esports gaming space, new game tables, a reading nook and modern technology. Monroe specific branding or murals should be added to the high wall to help create a special destination.

The vision is to convert the Seniors' Room into an Exercise/Dance Room by removing the movable partition and adding sports flooring, lighting, sound system, and wall mirrors. A new space for seniors will be created with upgraded amenities to function as a modern meeting space. The existing computer lab should be expanded into the adjacent study room and the dividing wall should be demolished. Transforming these currently underutilized spaces will promote health, recreation, and community.

The large event room is also unique to Robinson with high ceilings and access to a very large 590 sf kitchen. The kitchen should be upgraded to a commercial kitchen with an exhaust hood, stainless steel counters and islands and commercial range stoves. This facility could support pop-up kitchens at events and growth for this important industry in Monroe.



Robinson Vision - Welcome



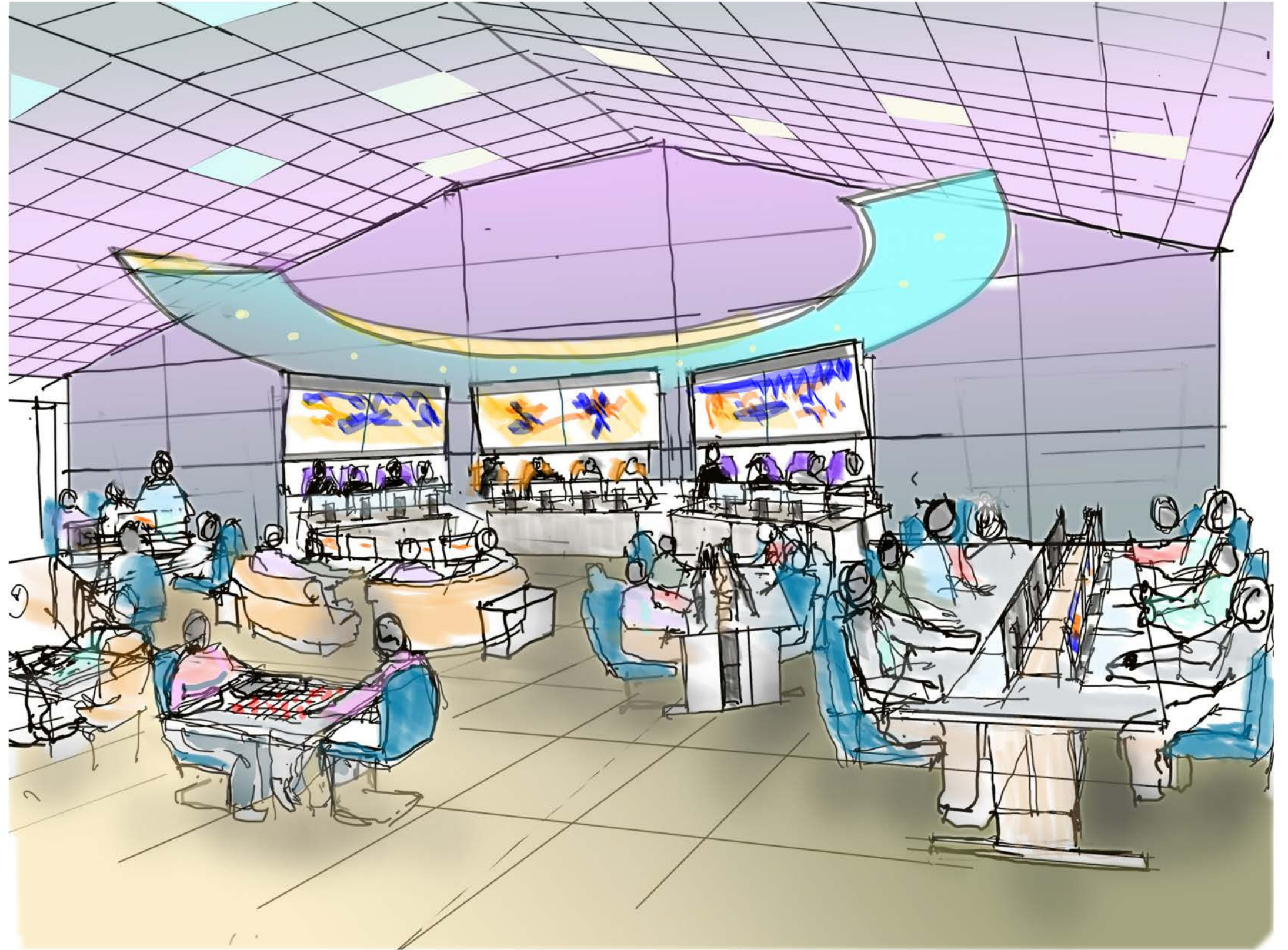
Robinson Vision - Game Room



Figure 75: Emily P Robinson Game Room

The new Game Room at Emily P. Robinson will offer an Esports lounge area w/ comfortable gaming chairs, consoles and flat screen TVs mounted on the walls. The space will provide seating areas for those playing games and also for spectators. While the main purpose of the space is video gaming, it will also be flexible with movable furniture allowing for dual use as a movie/sports viewing area.

To create an inviting and active space that is focused on video games, movies, sports viewing and special interest presentations, the game room should become a room focused on viewing and gaming. Attractive wall colors will function as a backdrop and extension of screen images. Consider user experience for maximum engagement as well as comfort, including viewing angles, ergonomic seating in a variety of arrangements and sizes, and lighting control. Provide technology for group or individual activities with adaptable audio and lighting controls. Surfaces and finishes should be durable, easily cleanable and sound absorptive where possible.



Featured Improvements

Emily P Culinary Hub

- Commercial Cooking Equipment
- Upgraded Kitchen Finishes
- Cooking Classes
- Food Pop-Up Events



Figure 76: Existing Kitchen

The kitchen at Emily P. Robinson is a large space at 590 square feet. The kitchen should be upgraded to a commercial kitchen with an exhaust hood, stainless steel counters and islands and commercial range stoves. With upgraded finishes and equipment the kitchen at Emily P could serve a local culinary hub where cooking classes are held, local chefs prepare meals for delivery and pop-ups and events at the Community Center are catered. Monroe has a unique and burgeoning food scene and the kitchen at Emily P can serve as a catalyst for future growth in this localized industry.



Figure 77: A renovated kitchen with commercial equipment



Figure 78: Restaurant Cotton in Monroe, LA



Figure 79: A Pop-Up kitchen in Lafayette, LA

Emily P Dance/Exercise Room

- Replace Ceiling, Lighting, Flooring
- Sound System and TVs
- Acoustic Panels and Mirrors on Walls
- Full Kitchen Renovation



Figure 80 Existing Senior Room

The 1,045 square foot existing senior room is currently underutilized and presents a great opportunity to create a dance and exercise room at Robinson. This new dance room will be an asset for the community that will promote healthy interactions and artistic expression.

The existing flooring should be removed and a foam subfloor installed before installing a rollout vinyl “marley” dance floor. The foam subfloor will provide a shock-absorbing base for the hard wearing, slip-resistant vinyl layer to be laid out on top. Additional improvements will include acoustic wall panels for sound absorption, 6 to 8 foot dance mirrors on all walls, new lighting and sound system and flat screens for class instruction.



Figure 81: Dance studio - lighting, mirrors, flooring



Figure 82: Vinyl dance room flooring option



Figure 83: Foam sub-floor for shock-absorption

Proposed Improvements - Interior

INTERIOR IMPROVEMENTS	
CEILING TILES AND GRID	2X2 REVEALED EDGE, MINERAL TILE, T-GRID, AND 12" THICK PAPER FACED BLANKET INSULATION. MOISTURE RESISTANT IN KITCHENS. WATER RESISTANT IN WET AREAS.
PAINT AND BRANDING	ELASTOMERIC OR CERAMIC PAINT ON EXTERIOR WALLS AND VERTICAL SURFACES. HIGH GRADE LAYTEX ON INTERIOR. PREP PER MFG RECOMMENDATIONS.
FLOORING	LVT IN PUBLIC SPACES; LIQUID TRAFFIC FLOOR IN MECHANICAL AND ELECT CLOSETS; CERAMIC TILES IN TOILET, LOCKER, SHOWER ROOMS
INTERIOR LED LIGHTING	NEW LED INDIRECT LAY IN FIXTURES WITH DECORATIVE IN SPECIFIC FEATURE AREAS. TASK LIGHTING AT DESKS. LED IN HIGH BAY AREAS
REPAIR WATER DAMAGE	COVERED BY ROOF, WINDOWS, SEALANTS, PAINT REPAIRS, CEILINGS AND FLOORS
NEW WINDOWS	ENERGY EFFICIENT, LOW-E FIXED INSULATED HURRICANE RESISTANT WINDOWS
SECURITY	DIRECTIONAL LIGHTING ON BUILDINGS, 2 FC AND MORE IN SITE ACCESS AREAS, SECURITY CAMERAS AND METAL DETECTORS
SPRINKLERS	ALLOWANCE BASED UPON SF WITH INSTALLATION PRIOR TO CEILING REPLACEMENT
GENERAL INTERIOR SIGNAGE	BRAILLE & ADA-COMPLIANT AT EACH DOOR, EXTERIOR AND DIRECTIONAL, WAYFINDING, PARKING LOT SIGNAGE. FACILITY MARQUE SIGNAGE
BATHROOMS	REPLACE ALL FINISHES FLOOR WALLS AND CEILINGS, TOILET ACCESSORIES, LIGHTING, EXHAUST FANS AND PARTITIONS. REPLACE PLUMBING FIXTURES, VALVES AND FITTINGS. ALL ADA COMPLIANT UNLESS STRUCTURALLY IMPRACTICAL.

GAME ROOM	
MURAL	MONROE AND COMMUNITY REPRESENTATIVE MURALS TO BE PLACED IN BUILDING
DISPLAYS	NEW FLAT SCREEN TV'S AND PROJECTION SCREEN
GAMING	NEW GAME SYSTEMS, SCREENS, CONSOLES, SEATING AND SOUND
TABLES	NEW GAME TABLES AND STUDY SPACE W/BAR TABLES
SOUND SYSTEM	NEW SOUND SYSTEM BASED ON SQUARE FOOTAGE
GAMING CHAIRS	COMFORTABLE, ERGONOMIC GAMING CHAIRS
PROJECTION SCREEN	FOR GAMING COMPETITIONS OR SPORTS EVENTS

KITCHEN	
FLOORING	TERRACOTTA TILE FLOORING
BACKSPLASHES	CERAMIC TILE BACKSPLASHES
COUNTER TOPS	SOLID STONE
APPLIANCES	COMMERCIAL STOVES & HOODS, FRIDGES, AND DISHWASHERS TO REPLACE OUTDATED EQUIPMENT

GYM	
AIR CONDITIONING	NEW HVAC SYSTEM INCORPORATING LATEST ENERGY EFFICIENCIES AND RESULTING I SMALLER PV MICROGRID
SUN SHADING	CONTROLLED SHADES AND HIGH-PERFORMANCE GLASS INCLUDED IN PASSIVE AND ACTIVE SOLAR CONSIDERATIONS
FLOORING	PROFESSIONALLY RESURFACE MAPLE FLOOR PER O&M DIRECTIONS FROM FLOOR MANUFACTURER
FITNESS AREA	FIND PROPER PLACEMENT POSSIBLY NEAR LOCKER ROOMS
SCOREBOARDS	TWO NEW SCOREBOARDS WITH BRANDED LOGO
BLEACHERS	ADA-COMPLIANT RETRACTABLE BLEACHERS
RETRACTABLE GOALS	NEW HEIGHT ADJUSTABLE GOALS. REMOVE OLDER ONES ABOVE EXISTING NEW GOALS
CEILING	REPLACE SAGGING EXISTING CEILING PANELS W/ NEW HIGH PERFORMANCE PANELS

SENIOR ROOM	
WINDOWS	ENLARGE EXISTING WINDOWS FOR INCREASED NATURAL LIGHT
FIXTURES	TV'S, AND A MODERN SOUND SYSTEM
CABINETS	REMOVE SOME CABINETRY
LIGHTING	NEW LED LIGHTING
EGRESS	ADD EXIT TO NORTH SIDE OF THE ROOM TO THE PARK SPACE AND COMMUNITY GARDEN

EVENT ROOM	
SOUND SYSTEM	NEW SOUND SYSTEM CUSTOM DESIGNED FOR UPGRADED ACOUSTICS OF SPECIFIC ROOM. MAKE AVAILABLE FOR GUEST SPEAKER AT PODIUM, DANCES, WEDDING RECEPTIONS, POLITICAL ADDRESS, ETC.
DISPLAYS	FLAT SCREENS AND PROJECTOR SCREEN
LIGHTING	SPECIALTY LIGHTS AND SPOTLIGHTS. PROCEDIUM, CURTAINS, STAGE RIGGING AS PRACTICAL FOR SPACE AND STAGE.
ACOUSTICAL PANELS	ALLOWS THE SOUND TO BE MANAGED IN A LARGE EVENT SPACE

COMPUTER LAB	
EQUIPMENT	NEW DESKS , COMPUTERS, SMART BOARD, AND SOUND SYSTEM
DATA AND POWER OUTLETS	ADD NEW OUTLETS EVERY 3-6 FEET IN THE ROOM.
EXPANSION	DEMO DEMISING WALL TO ENLARGE COMPUTER LAB - ADDITIONAL FURNITURE AND EQUIPMENT NEEDED
DISPLAYS	FLAT SCREEN TELEVISIONS

Proposed Improvements - Interior & Exterior

SITE PREP & IMPROVEMENTS	
PARKING	RESURFACE EXISTING LOTS, RESTRIPE AND INSTALL ADA COMPLIANT SIGNAGE WITH APPROPRIATE # OF STALLS. INCLUDE LANDSCAPING ISLANDS.
BUS SHELTER	INCLUDE SEATING, SHELTER FROM RAIN, OPEN AND WITH LIGHTING AND OPEN VISIBILITY
DRAINAGE	USING NEW TOPO DATA, DESIGN OPTIMUM DRAINAGE WITH ADDED FILL, RECONTOURING PROFILE, INSTALLING OPTIMUM SURFACE MATERIALS AND INCLUDING RETAINAGE PONDS AND WATER MANAGEMENT FOR MEASURED CHARGING OF STORMWATER SYSTEM.
OUTDOOR FITNESS STATION	
INCLUSIVE PLAYGROUND	PLAYGROUND FOR USAGE BY ALL CHILDREN. PATHWAY, SURFACES AND AMENITIES FOCUSED ON LARGER RANGE OF BENEFITS AND ABILITIES WITH ADA ACCOMMODATIONS.
PATHWAYS	NEW PATHS TO THE PLAYGROUND AND A WALKING/EXERCISE PATH
STRUCTURES	TWO 20X20 AND ONE 30X30 PICNIC SHELTERS
TEE BALL FIELD	IMROVE TEE BALL FIELD WITH SHADED BLEACHERS, LIGHTING, AND GROUNDWORK
WELCOME SIGN	MONUMENT SIGN WITH DIGITAL/LED MESSAGE BOARD AND CONTROLS FOR EASY ADJUSTMENTS.

EXERCISE & DANCE ROOM	
FLOORING	REMOVE EXISTING FLOORING AND PLACE A FOAM SUBFLOOR & A ROLLOUT VINYL "MARLEY" DANCE FLOOR.
SOUND SYSTEM	NEW SOUND SYSTEM CUSTOM DESIGNED FOR UPGRADED ACOUSTICS OF SPECIFIC ROOM WITH ACOUSTIC WALL PANELS.
DISPLAY	FLAT SCREEN FOR DANCE CLASS INSTRUCTION
MIRRORS	6 TO 8 FOOT MIRRORS ON WALLS

FRONT ENTRANCE	
MURALS	MONROE AND COMMUNITY REPRESENTATIVE MURALS TO BE PLACED IN BUILDING
WELCOME	FRONT DESK AND WELCOME KIOSK LOCATE AT KEY POSITION WITH VISIBILITY AT ALL TIMES. ACCENT LIGHTING
DISPLAYS	FLAT SCREEN TELEVISIONS
BIKE RACKS	PROVIDE FOUR NEW BIKE RACKS OUTSIDE THE MAIN ENTRANCE
ENTRY IMPROVEMENTS	LANDSCAPING, SIGNAGE, AND LIGHTING

EXTERIOR IMPROVEMENTS	
SECURITY	POSSIBLE CAMERAS AND METAL DETECTORS
EXTERIOR DOORS	REPLACE DOORS AND HARDWARE TO COMPLY WITH HARDENING UPGRADES, ENERGY IMPROVEMENTS AND ADA.
EXTERIOR SIGNAGE	MONUMENT SIGN WITH DIGITAL/LED MESSAGE BOARD AND CONTROLS FOR EASY ADJUSTMENTS.
LANDSCAPING	ALLOWANCE BASED ON SQUARE FOOTAGE. CONSIDER SECURITY, MAINTENANCE AND INTEGRATION WITH PARKING
EXTERIOR LIGHTING	DIRECTIONAL LIGHTING ON BUILDINGS, 2 FC AND MORE IN SITE ACCESS AREAS,
FAÇADE CLEANING	PRESSURE WASHING OF ALL SURFACES WITH MILDEW ND DISCOLORATION. PAINTING OF ALL SURFACES OTHER THAN BRICKS, GLASS AND FACTORY FINISHED MATERIAL
DOWNSPOUTS	REPLACE WITH KYNAR COATED MATERIALS
ROOF (PRIORITY)	CLEAN AND COAT WITH FLUOROPOLYMER - 20 YEAR PAINT
PHOTOVOLTAICS, ENERGY STORAGE, GENERATOR	PHOTO VOLTAIAC SYSTEM 99.9KW CARPORT WITH 250KWH STORAGE AND PERMANENT GENERATOR - THESE AT ALL EVACUATION CENTERS

SAUL ADLER COMMUNITY CENTER



Existing Amenities

- Basketball Gym
- Game Room
- Event Space
- Kitchen
- Meeting Rooms
- Playground
- Baseball Fields

Community Meeting Comments

- Community Garden
- Football Field
- Running Track
- Enclosed Playground
- Wood/Vinyl Plank Flooring
- Business Center/Conference Room

The Adler Team



Figure 147: The Adler Team

Facility Assessment - Interior

ASSESSMENT NOTES - ADLER	
INTERIOR ENHANCEMENT	MEETING ROOM 1 - BRANDING AND PAINT NEEDED. FAUCET, CABINET AND WINDOWS TO BE REPLACED
INTERIOR ENHANCEMENT	CLUB ROOM - BRANDING AND PAINT, WINDOWS AND BASEBOARDS
INTERIOR ENHANCEMENT	KITCHEN - FULL RENOVATION OF FURNISHINGS AND COMMERCIAL EQUIPMENT, FLOORING
INTERIOR ENHANCEMENT	THE CENTER NEEDS MORE STORAGE AREAS FOR CHAIRS AND TABLES
INTERIOR REPAIRS/RENOVATIONS	MULTI-PURPOSE ROOM - LIGHTING, BRANDING, PAINT, WINDOWS
INTERIOR REPAIRS/RENOVATIONS	FRONT BATHROOM NEEDS FULL RENOVATIONS - FROM ORIGINAL CONSTRUCTION
INTERIOR REPAIRS/RENOVATIONS	BLEACHER REPAIR OR REPLACE - MANY SEATS MISSING
INTERIOR REPAIRS/RENOVATIONS	NEW FLOOR IN GYM - ALL PURPOSE AND LOW MAINTENANCE - PICKLEBALL VERY POPULAR
INTERIOR REPAIRS/RENOVATIONS	NEW WORKOUT SPACE AT STAGE SPACE IN GYMNASIUM - FLOORING AND EQUIPMENT NEEDED, SPEAKERS
INTERIOR REPAIRS/RENOVATIONS	NEED LOCKERS IN LOCKER ROOM
INTERIOR REPAIRS/RENOVATIONS	CEILING LEAKS THROUGHOUT - NEW CEILING TILES AND GRID NEEDED
INTERIOR REPAIRS/RENOVATIONS	GYM - CHANGE FLOORING, CURRENTLY HAS 12X12 COMPOSITION TILE
INTERIOR REPAIRS/RENOVATIONS	GENERAL - NEEDS MORE STORAGE AREAS FOR CHAIRS AND TABLES
INTERIOR REPAIRS/RENOVATIONS	
GOHSEP	LEAK IN MALE LOCKER ROOM CEILING
GOHSEP	OUTDATED HEATER IN LOCKER ROOM
GOHSEP	LOCKER ROOMS - HAS ADA COMPLIANT FIXTURES
GOHSEP	LOCKER ROOM - WINDOWS NEED TO BE REPLACED
GOHSEP	LOCKER ROOM - PAINTING AND BEAUTIFICATION NEEDS TO BE DONE



Figure 148: Game room with water damage to ceiling



Figure 149: VCT in gym to be replaced with flexible athletic flooring



Figure 150: Several sections of missing seating at bleachers



Figure 151: Windows in gym to be replaced



Figure 152: Ceiling damages due to roof leaks



Figure 153: Outdated kitchen to be renovated

Facility Assessment - Exterior

ASSESSMENT NOTES - ADLER	
EXTERIOR ENHANCEMENT	NEED NEW MODERN AND ADA PLAYGROUNDS
EXTERIOR ENHANCEMENT	LANDSCAPING/BEAUTIFICATION IN OUTDOOR AREAS
EXTERIOR ENHANCEMENT	NEED ENHANCED EXTERIOR LIGHTING - PARKING LOT, NEAR BUILDING AND THROUGHOUT SITE - LACKING PEDESTRIAN
EXTERIOR ENHANCEMENT	NEED TO ADD A PLAYGROUND IN BASEBALL FIELD AREA
EXTERIOR ENHANCEMENT	NEED ENCLOSURE AROUND BASEBALL FIELDS TO CONTROL AND MONETIZE
EXTERIOR ENHANCEMENT	THERE IS A SOCCER PROGRAM HERE BUT THERE IS NO WHERE TO PRACTICE. THE LARGE OPEN FIELD WILL NEED TO BE CONTOURED SO PROPER DRAINAGE CAN HAPPEN AND ALLOW FOR A FIELD TO BE PLACED
EXTERIOR ENHANCEMENT	FENCE TO KEEP BALLS FROM GOING TO THE STREET IF THE SOCCER FIELD IS MADE IN THE OPEN SPACE. ADD SOME BLEACHERS AS WELL
EXTERIOR ENHANCEMENT	RUNNING TRACK ON SITE
EXTERIOR ENHANCEMENT	PINWHEEL FOR THE BASEBALL FIELDS HERE. MOST WERE PUT TOGETHER WITHOUT PLANNING
EXTERIOR ENHANCEMENT	ADD MORE PARKING AT LARGE OPEN FIELD AT WEST OF SITE
EXTERIOR REPAIR/RENOVATION	OUTDOOR CANOPIES RUSTED AND FAILING - NEED REPLACEMENT
EXTERIOR REPAIR/RENOVATION	NEED ROOF REPLACEMENT - FULL STRUCTURE
EXTERIOR REPAIR/RENOVATION	EXTERIOR BASKETBALL COURTS NEED REPAIRS - SURFACE, EQUIPMENT, LIGHTING



Figure 155: Leaking roof to be removed and replaced



Figure 156: Decaying canopies to be replaced, exterior cleaned



Figure 157: New ADA playgrounds needed



Figure 158: Batting cages can potentially be relocated



Figure 159: Pinwheel configuration can optimize use of space



Figure 160: Single-pane windows to be replaced

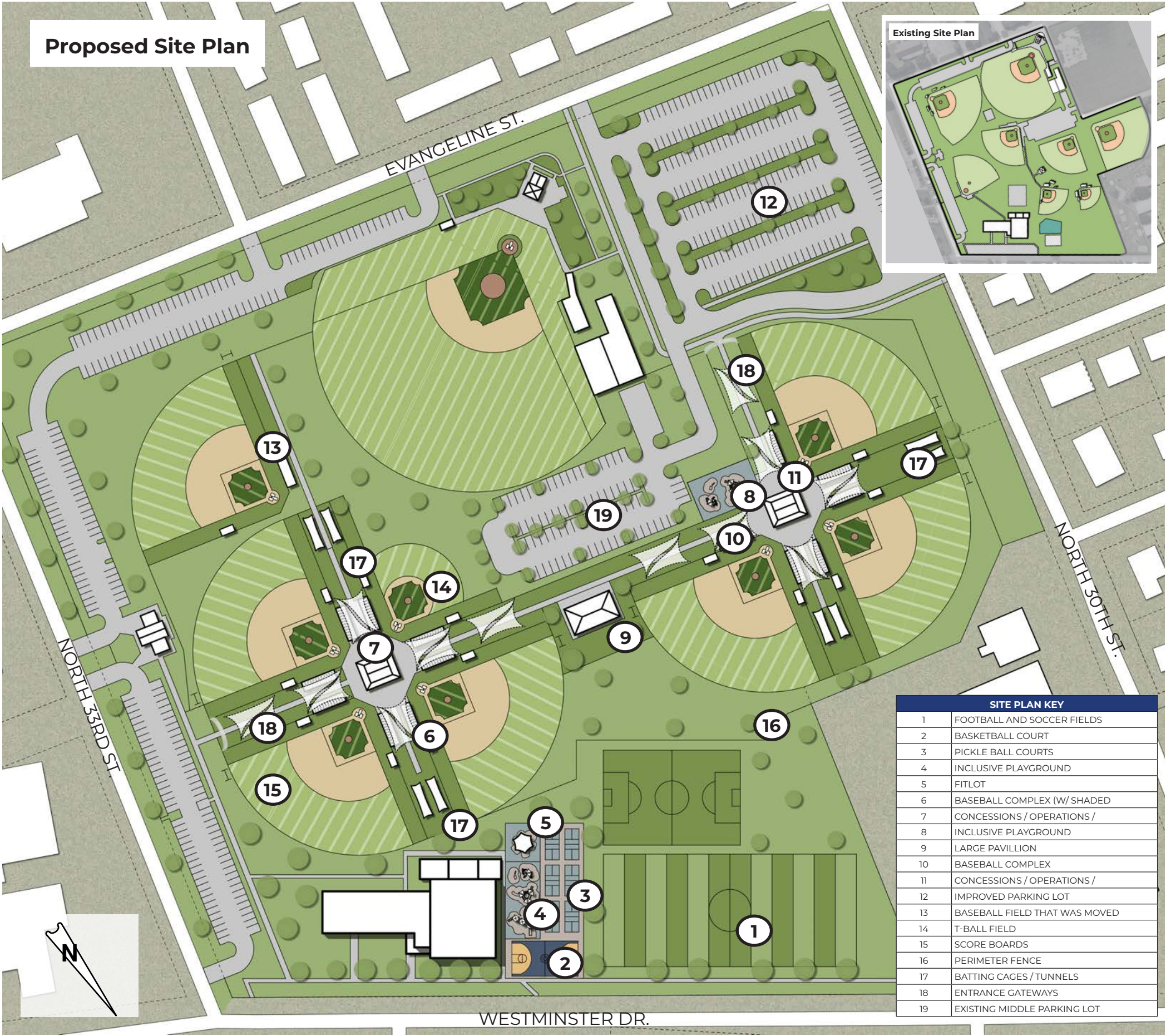
Adler Vision - Site

The vision for the Adler site is to create a state-of-the-art outdoor recreation and sports complex. The site currently features many baseball facilities, though the layout is scattered and lacks cohesion. The redesigned pinwheel format would allow facility consolidation, convenient pathways, and other new features.

The vision includes two pinwheel-formatted baseball/softball areas behind the main community center, featuring covered bleachers and walkways between them. Benefits of this type of layout include shared concessions, shading, and restrooms in an efficient use of space and resources. The complex will also include t-ball fields, batting cages, and a large central pavilion as the focus of the recreation activities.

The new baseball complex will be fenced in for crowd control and security. Visitors to the site will enter via two archway gates. New parking and pathways between the fields with lighting, landscaping, and shading will ensure the complex is safe and accessible.

Additionally, the site will feature a football/soccer hybrid field next to a smaller soccer field for youth, plenty of pickleball courts, an inclusive playground, an improved outdoor basketball court, and relevant murals, all located directly adjacent to the Center.



Adler Vision - Floor

Saul Adler Community Center has a floor plan identical to Henrietta Johnson and many of the same improvements are necessary. However, Adler was not recently renovated and many basic interior repairs such as ceiling, lighting, flooring and windows are necessary.

The interior improvements generally consist of upgrades to community rooms and spaces to allow them to be more functional. A new community meeting/conference room should feature modern screens, sound, lighting and furniture to create a state-of-the-art space for professional and community gatherings. The arts and crafts room should be made more flexible with similar technological additions and furniture.

The Game Room should be upgraded to feature an Esports gaming space, new game tables, a reading nook, modern technology and teen lounge tables. A new computer lab should be installed adjacent to the game room to allow for increased access to technology and space for work and study. The kitchen needs a full upgrade of all furnishings and equipment and the event room should be made into a modern, flexible space to accommodate private events and dance/exercise. Lights, sound, new flooring, mirrors and window treatments will assist in these improvements.

The gym at Adler needs new flooring as the existing vinyl composition tile (VCT) is cracked and peeling. The new flooring should be a hybrid athletic flooring to provide support and durability for a range of athletic activities.



Adler Vision



Adler Vision

The Adler site is currently the home of several well-used baseball fields. A new pinwheel-configured layout with shared pathways and facilities is recommended to provide a well-functioning facility capable of hosting sporting events that attract community members. This new pinwheel design would be accompanied by a new modern parking lot with lighting and landscaping at the intersection of Evangeline and North 30th Streets.

The vision includes two pinwheel-formatted baseball/softball areas behind the community center featuring covered bleachers and walkways between them. The most significant benefit of this type of layout is that multiple fields would share concessions, shading, and restroom facilities, allowing maximum efficiency in space utilization and resource usage. Between the two pinwheels, the site would feature a large central pavilion. This complex will also include t-ball fields and batting cages for general use and all ages.

Additionally, the layout allows controlled access that is easier to maintain. New walkways and the new baseball complex will be surrounded by a fence for crowd control and security, especially during sporting events. Visitors will enter via two archway gates, and ticket booths could easily be located there during events. New parking and pathways between the fields will be equipped with lighting, landscaping, and shading to ensure adequate safety and accessibility.



Featured Improvements

Adler Gym

- Hybrid Athletic Sports Flooring
- ADA Compliant Bleachers
- Gym Windows
- Scoreboards
- ADA Compliant Lockers



Figure 161: Existing Conditions

The gym and locker rooms at Adler need many upgrades. The gym floor has VCT panels that are peeling and cracking. This floor should be replaced with Hybrid Athletic Flooring that merges the best attributes of sheet and poured systems for performance, safety and flexibility. Many of the bleachers are missing or broken and these should be repaired or replaced with ADA compliant bleachers that feature handrails and spaces for wheelchairs. The gym windows are currently allowing water intrusion and should be replaced with high-performance glass and controlled shades. Locker rooms do not currently have lockers and ADA compliant lockers should be installed.



Figure 162: Hybrid Athletic Sports Flooring - New Orleans, LA

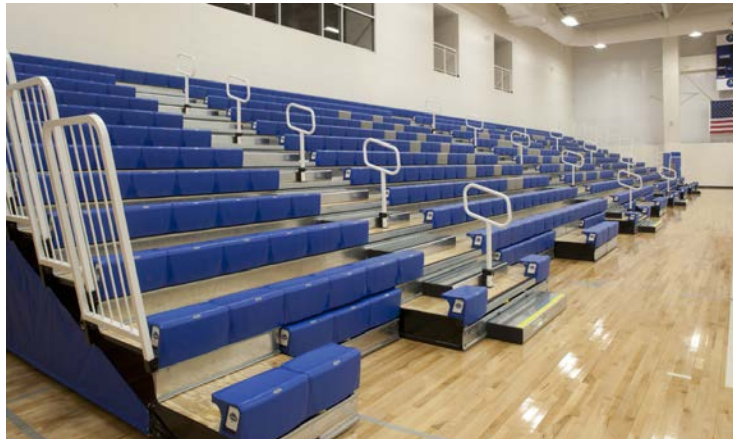


Figure 163: ADA Compliant Retractable Bleachers



Figure 164: ADA Compliant Lockers

Adler Sports Courts

- Renovated basketball Court
- Pickleball Courts
- Youth Soccer Fields
- Inclusive Playground
- Outdoor Fitness Station



Figure 165: Adler Playground

Saul Adler is a center that is known for its outdoor sporting activities with the many baseball and softball fields that sprawl throughout its campus. The open space at the northwest corner of this facility has the potential to expand the sports offerings at Adler. Pickleball courts are an activity that were continually requested specifically for Adler and six new courts should be established here to create a new hub for the burgeoning sport in Monroe. Youth soccer practices currently take place on the grass field here and two planned fields with goals, lighting and fencing should be constructed to expand soccer at Adler. Lastly, the existing basketball court should be upgraded with murals, lighting and new goals.



Figure 166: Improved Basketball Court with Mural



Figure 167: Pickleball Courts



Figure 168: Youth Soccer Fields

Proposed Improvements - Interior

INTERIOR IMPROVEMENTS	
CEILING TILES AND GRID	2X2 REVEALED EDGE, MINERAL TILE, T-GRID, AND 12” THICK PAPER FACED BLANKET INSULATION. MOISTURE RESISTANT IN KITCHENS. WATER RESISTANT IN WET AREAS.
PAINT AND BRANDING	ELASTOMERIC OR CERAMIC PAINT ON EXTERIOR WALLS AND VERTICAL SURFACES. HIGH GRADE LAYTEX ON INTERIOR. PREP PER MFG RECOMMENDATIONS.
FLOORING	LVT IN PUBLIC SPACES; LIQUID TRAFFIC FLOOR IN MECHANICAL AND ELECT CLOSETS; CERAMIC TILES IN TOILET, LOCKER, SHOWER ROOMS
INTERIOR LED LIGHTING	NEW LED INDIRECT LAY IN FIXTURES WITH DECORATIVE IN SPECIFIC FEATURE AREAS. TASK LIGHTING AT DESKS. LED IN HIGH BAY AREAS
REPAIR WATER DAMAGE	COVERED BY ROOF, WINDOWS, SEALANTS, PAINT REPAIRS, CEILINGS AND FLOORS
NEW WINDOWS	ENERGY EFFICIENT, LOW-E FIXED INSULATED HURRICANE RESISTANT WINDOWS
SECURITY	DIRECTIONAL LIGHTING ON BUILDINGS, 2 FC AND MORE IN SITE ACCESS AREAS, SECURITY CAMERAS AND METAL DETECTORS
SPRINKLERS	ALLOWANCE BASED UPON SF WITH INSTALLATION PRIOR TO CEILING REPLACEMENT
GENERAL INTERIOR SIGNAGE	BRAILLE & ADA-COMPLIANT AT EACH DOOR, EXTERIOR AND DIRECTIONAL, WAYFINDING, PARKING LOT SIGNAGE. FACILITY MARQUE SIGNAGE
BATHROOMS	REPLACE ALL FINISHES FLOOR WALLS AND CEILINGS, TOILET ACCESSORIES, LIGHTING, EXHAUST FANS AND PARTITIONS. REPLACE PLUMBING FIXTURES, VALVES AND FITTINGS. ALL ADA COMPLIANT UNLESS STRUCTURALLY IMPRACTICAL.
OFFICES	REMOVE INNER WALLS TO OPEN UP SPACE AND PROVIDE NEW FURNISHINGS & EQUIPMENT. PATCH FINISHES WHERE NOT ALREADY REPLACING.

TEEN ROOM	
MURAL	MONROE AND COMMUNITY REPRESENTATIVE MURALS TO BE PLACED IN BUILDING
DISPLAYS	NEW FLAT SCREEN TV'S AND PROJECTION SCREEN
GAMING	NEW GAME SYSTEMS, SCREENS, CONSOLES, SEATING, AND SOUND
TABLES	NEW GAME TABLES AND STUDY SPACE W/ BAR TABLES
GAMING CHAIRS	COMFORTABLE, ERGONOMIC GAMING CHAIRS
PROJECTION SCREEN	FOR GAMING COMPETITIONS AND SPORTS EVENTS
SHELVES	FOR STORAGE OF TABLE GAMES, BOOKS, STUDY MATERIALS, ETC.
SOUND SYSTEM	NEW SOUND SYSTEM BASED ON SQUARE FOOTAGE
STORAGE ROOM	DEMOLISH WALL TO STORAGE ROOM TO OPEN SPACE

ARTS AND CRAFTS ROOM	
POWER OUTLETS	ADD POWER OUTLETS EVERY 3-6 FEET
VENTILATION	ADD PROPER VENTILATION FOR POTTERY
SOUND SYSTEM	NEW SOUND SYSTEM CUSTOM DESIGNED FOR UPGRADED ACOUSTICS OF SPECIFIC ROOM.

GYM	
AIR CONDITIONING	NEW HVAC SYSTEM INCORPORATING LATEST ENERGY EFFICIENCIES AND RESULTING IN SMALLER PV MICROGRID
SUN SHADING	CONTROLLED SHADES AND HIGH-PERFORMANCE GLASS INCLUDED IN PASSIVE AND ACTIVE SOLAR CONSIDERATIONS
FLOORING	REPLACE VCT WITH HYBRID ATHLETIC FLOORING THAT IS A CAST IN PLACE, TWO-COMPONENT POLYURETHANE ELASTOMER, INSTALLED OVER A PRE-FABRICATED, RECYCLED RUBBER RESILIENT COMPOUND UNDERLAYMENT, SPECIALLY FORMULATED FOR MULTI-PURPOSE AND ATHLETIC FLOORING APPLICATIONS.
FITNESS AREA	FIND PROPER PLACEMENT POSSIBLY NEAR LOCKER ROOMS
SCOREBOARDS	TWO NEW SCOREBOARDS WITH BRANDED LOGO
BLEACHERS	ADA-COMPLIANT RETRACTABLE BLEACHERS

CONFERENCE ROOM	
DATA AND POWER OUTLETS	ADD NEW OUTLETS FOR EVERY WORK STATION IN THE SPACE
SOUND SYSTEM	NEW SOUND SYSTEM CUSTOM DESIGNED FOR UPGRADED ACOUSTICS OF SPECIFIC ROOM. ETC.
DISPLAYS	NEW FLAT SCREEN TV'S AND PROJECTION SCREEN

EVENT ROOM	
SOUND SYSTEM	NEW SOUND SYSTEM CUSTOM DESIGNED FOR UPGRADED ACOUSTICS OF SPECIFIC ROOM. MAKE AVAILABLE FOR GUEST SPEAKER AT PODIUM, DANCES, WEDDING RECEPTIONS, POLITICAL ADDRESS, ETC.
DISPLAYS	FLAT SCREENS AND PROJECTOR SCREEN
LIGHTING	SPECIALITY LIGHTS AND SPOTLIGHTS. PROSCENIUM, CURTAINS, STAGE RIGGING AS PRACTICAL FOR SPACE AND STAGE.

KITCHEN	
FLOORING	TERRAZZO TILE FLOORING
BACKSPLASHES	CERAMIC TILE BACKSPLASHES
COUNTER TOPS	SOLID STONE
APPLIANCES	COMMERCIAL STOVES & HOODS, FRIDGES, AND DISHWASHERS TO REPLACE OUTDATED EQUIPMENT

COMPUTER LAB	
EQUIPMENT	NEW DESKS, COMPUTERS, SMART BOARD, AND SOUND SYSTEM
DATA AND POWER OUTLETS	ADD NEW ONES EVERY 3-6 FEET IN THE ROOM.
COLUMNS	REMOVE OUT STEEL COLUMNS WITH FRAME & SHEETROCK OR COVERS
DRAINPIPE REMOVAL	REMOVAL FROM THE ROOM WHEN THE ROOF IS REPLACED
DISPLAYS	FLAT SCREEN TELEVISIONS

Proposed Improvements - Exterior

SITE PREP & IMPROVEMENTS	
PARKING	RESURFACE EXISTING LOTS, RESTRIPE AND INSTALL ADA COMPLIANT SIGNAGE WITH APPROPRIATE # OF STALLS. INCLUDE LANDSCAPING ISLANDS.
BUS SHELTER	INCLUDE SEATING, SHELTER FROM RAIN, OPEN AND WITH LIGHTING AND OPEN VISIBILITY
DRAINAGE	USING NEW TOPO DATA, DESIGN OPTIMUM DRAINAGE WITH ADDED FILL, REECONTOURING PROFILE, INATALLING OPTIMUM SURFACE MATERIALS AND INCLUDING RETAINAGE PONDS AND WATER MANAGEMENT FOR MEASURED CHARGING OF STORMWATER SYSTEM.
CONCRETE	REMOVE AND REPLACE PAVERS
INCLUSIVE PLAYGROUND	PLAYGROUND FOR USAGE BY ALL CHILDREN. PATHWAY, SURFACES AND AMENITIES FOCUSED ON LARGER RANGE OF BENEFITS AND ABILITIES WITH ADA ACCOMMODATIONS.
BASKETBALL COURT	SURFACE, LIGHTING, AND SEATING
SOCCER FIELD	BLEACHERS, PERIMETER FENCE ALONG STREET, AND CONTOURING
BASEBALL FIELDS	INVESTIGATE PINWHEEL CONFIGURATION
BATTING CAGES	INVESTIGATE RELOCATION

EXTERIOR IMPROVEMENTS	
SECURITY	POSSIBLE CAMERAS AND METAL DETECTORS
EXTERIOR DOORS	REPLACE DOORS AND HARDWARE TO COMPLY WITH HARDENING UPGRADES, ENERGY IMPROVEMENTS AND ADA.
EXTERIOR SIGNAGE	MONUMENT SIGN WITH DIGITAL/LED MESSAGE BOARD AND CONTROLS FOR EASY ADJUSTMENTS.
LANDSCAPING	ALLOWANCE BASED ON SQUARE FOOTAGE. CONSIDER SECURITY, MAINTENANCE AND INTEGRATION WITH PARKING
EXTERIOR LIGHTING	DIRECTIONAL LIGHTING ON BUILDINGS, 2 FC AND MORE IN SITE ACCESS AREAS,
FAÇADE CLEANING	PRESSURE WASHING OF ALL SURFACES WITH MELDEW ND DISCOLORATION. PAINTING OF ALL SURFACES OTHER THAN BRICKS, GLASS AND FACTORY FINISHED MATERIAL
DOWNSPOUTS	REPLACE WITH KYNAR COATED MATERIALS
ROOF (PRIORITY)	TEST, REMOVE, AND REPLACE WITH NEW 20-YEAR MOD BIT AND NEW METAL COPINGS, FLASHINGS AND TRIM. REPLACE REGLETS AND COUNTERFLASHINGS. 20+ YR NDL WARRANTY.
PHOTOVOLTAICS, ENERGY STORAGE, GENERATOR	PHOTO VOLTAIAC SYSTEM 99.9KW CARPORT WITH 250KWH STORAGE AND PERMANENT GENERATOR - THESE AT ALL EMERGENCY CENTERS

FRONT ENTRANCE	
COLUMNS	TEST CURRENT COATING AND PAINT THE STEEL COLUMNS USING ALKYD PAINT
MURALS	MONROE AND COMMUNITY REPRESENTATIVE MURALS TO BE PLACED IN BUILDING
WELCOME	FRONT DESK AND WELCOME KIOSK LOCATE AT KEY POSITION WIH VISIBILITY AT ALL TIMES. ACCENT LIGHTING
DISPLAYS	FLAT SCREEN TELEVISIONS
BIKE RACKS	PROVIDE FOUR NEW BIKE RACKS OUTSIDE THE MAIN ENTRANCE
ENTRY IMPROVEMENTS	LANDSCAPING, SIGNAGE, AND LIGHTING

PATIO	
FENCING	REPLACE WITH SIMILAR AND WITH HARDENED DESIGN AND INSTLLATION FEATURES INCLUDING SECURITY CONSIDERATIONS.
LANDSCAPING	ALLOWANCE BASED ON SQUARE FOOTAGE. CONSIDER SECURITY, MAINTENANCE AND INTEGRATION WITH PARKING
LIGHTING	DIRECTIONAL LIGHTING ON BUILDINGS, 2 FC AND MORE IN SITE ACCESS AREAS,
OUTDOOR FURNITURE	NEW FURNITURE SELECTED FOR LONGEVITY AND DURABILITY WITH LOW MAINTENANCE.
SHADING	SHADING FOR THE STRUCTURES. AT PARKING OF EXACUATION CENTERS, PHOTOVOLTAICS (SOLAR) WITH ENERGY STORAGE AND GENERATOR
CONCRETE	NEW CONCRETE PAVERS ON SAND BEDS OVER CONCRETE SLABS.

APPENDIX A - ADA COMPLIANCE

The main focus of this section is ADA recommendations within the Restrooms. Other ADA recommendations are made for the benefit of maximizing the members of the City of Monroe Community while attempting to better comply with the Americans with Disabilities Act.

Unless otherwise noted, all Community Centers need the ADA improvement to Parking via designating the correct quantity of parking stalls as ADA Accessible with compliant paint and signage and with curb ramps. Resurfacing shall also be undertaken to comply with surface requirements.

Paving to exterior play areas, viewing stands, etc. shall be corrected where non-compliant surface exists and installed new where non-existent.

Non-ADA: Since the ceilings, walls and floors are included in recommendations elsewhere; non-ADA recommendations included here are limited to Toilet partitions, Toilet Room Accessories, and Plumbing Fixture recommendations stemming from reported or visual needs.

Unless otherwise noted, braille signs are to be added to interiors of all Community Centers.

Harvey H. Benoit

NO SPRINKLER - Smoke detectors and strobes are present.

Interior

Concession

- Counters at Service Windows are to have surface at ADA Compliant height.

Men's Locker Room

- Provide 1 Men's Shower which is ADA compliant, complete with soap dispenser and dressing booth all ADA Compliant.

Kitchen

- Replace Oven Range with accessible unit (controls in front)
- Provide a surface, either a table or a Butcher's Block available for disabled persons.

Event Room

- Install ramp with handrail to the front raised floor.

Main Women's RR

- All ADA limitations will be addressed with new proposed RR layout.

Main Men's RR

- All ADA limitations will be addressed with new proposed RR layout.

Supervisor Office

- Replace all knob hardware trim with ADA compliant lever sets.

Exterior

- Parking lot needs resurfacing.
- Remove and replace 5'x width of paving to eliminate 3" step-up to entry

Liller M. Marbles

NO SPRINKLER - Smoke detectors and strobes are present.

Interior

Various locations

- Install ADA compliant signage including with raised characters and braille.

Gymnasium

- Add ramp to stage or Wheel chair lift.

Men's Locker Room

- Install insulation below accessible lavatory on hot water and drain pipe.

Main Women's RR

- Door Approach at hallway is non-compliant and can stay as being grandfathered due to unreasonable structural situation.

Kitchen

- Replace Oven Range with accessible unit (controls in front)
- Provide a surface, either a table or a Butcher's Block available for disabled persons at appropriate height and size.
- Add Counter at Service Windows are to have surface at ADA Compliant height and size.

Exterior

- Provide outdoor table at pool patio with space for a wheelchair.
- Add accessible lift for entry and exit to pool.
- Counter at Service Windows are to be added at ADA Compliant height

Emily P. Robinson

SPRINKLERED - FA strobe found.

Interior

Various locations

- Install ADA compliant signage including with raised characters and braille.

Main Men's RR

- Add Insulation to the hot and drain pipes below the ADA Accessible lavatory.
- Swap the flush valve lever to the accessible side of the flush valve.

Kitchen

- Replace Oven Range with accessible unit (knob in front)

Exterior

- Parking needs to have the correct count in painted/striped accessible spaces and with signage.
- Need Play surface that is ADA Compliant, and an accessible pathway to it.
- Need Continuous ADA Compliant Surface where exit is required (IBC for 2nd ADA Egress. ADA for specifics of surface)

Henrietta W. Johnson

NO SPRINKLER - Smoke detectors and strobes are present.

Interior

Various Locations

- Install ADA Compliant room signs with raised lettering and braille and install at

Appendix A - ADA Compliance

- the prescribed height.
- Gymnasium
- Add ramp to stage or Wheel chair lift.
- Kitchen
- Replace Oven Range with accessible unit (controls in front)
 - Provide a surface, either a table or a Butcher's Block available for disabled persons at appropriate height and size.
 - Add Counter at Service Windows are to have surface at ADA Compliant height and size.
- Men's Locker Room
- Replace Gang showers with stalls w dressing areas.

Exterior

- Replace drinking fountain in pool area with ADA Compliant and with compliant paving to access.
- Provide outdoor table at pool patio with space for a wheelchair.
- Add accessible lift for entry and exit to pool.

B.J. Washington

NO SPRINKLER - Smoke detectors and strobes are present.

Interior

- Various Locations
- Add Code Compliant Fire Alarm System, Pull stations, Smoke Detectors, Carbon Monoxide detectors, Strobes, etc.
 - Signage needs throughout. Install ADA Compliant signs with raised characters and braille. Mount at ADA Compliant

- height.
- All knob style hardware should be swapped for ADA Compliant, lever type
- Entry from Parking Lot
- Natural Finished Wood Counter - Especially since there is a sign-in sheet there, there should be a section of that counter at ADA height (34" max). Add on a section at 34" or provide a table at the standard 30".
- Men's and Women's RR
- Neither of the toilet rooms are ADA Compliant. To make each compliant, remove the walls approx. 3' inside the rooms and eliminate the urinal in the Mens' and one toilet inside the Women's. With the single use toilet room near the parking lot entry modified to be compliant, we would say that there is an accessible toilet room and opt to keep all fixtures that currently exist.
- Kitchen
- Replace Oven Range with accessible unit (controls in front).
 - Add counter surface at 34" at outside service window.

Exterior

- Note Exception - Parking lot is concrete and can stripe without resurfacing.
- Paving to parking lot from front door - replace section of walkway where broken and unlevel.
- New paving shall have cross slope not greater than 1:50 (2%) and no abrupt changes in elevation greater than ¼" without sloping to within ADA regulations.

Powell Street

Interior

- Various locations
- Swap existing knob trim door hardware for lever sets.
 - Signage needs throughout. Install ADA Compliant signs with raised characters and braille. Mount at ADA Compliant height.
- Women's RR
- There is not enough maneuvering clearance in the entry vestibule; however, it can be considered structurally impractical.
 - Make 1 HC toilet stall out of 2 to provide a compliant stall.
- Men's Locker Room
- Replace gang shower with individual showers w dressing rooms.
- Kitchen:
- Replace Oven range with accessible unit (controls in front).
 - ADA: Have a surface, either a table or a Butcher's block available for disabled persons.

Exterior

- Parking lot needs typical resurfacing and striping both to comply with ADA and zoning ordinances.
- Extend concrete walkway to Bus Stop and at Base Ball seating. New paving shall have cross slope not greater than 1:50 (2%) and no abrupt changes in elevation greater than ¼" without sloping to within ADA regulations.

Saul Adler

NO SPRINKLER - Smoke detectors and strobes are present.

Interior

- Various locations
- Swap existing knob trim door hardware for lever sets.
 - Signage needs throughout. Install ADA Compliant signs with raised characters and braille. Mount at ADA Compliant height.
- Kitchen
- Replace Oven Range with accessible unit (controls in front)
 - Provide a surface, either a table or a Butcher's Block available for disabled persons at appropriate height and size.
 - Add Counter at Service Windows are to have surface at ADA Compliant height and size.
- Men's Locker Room
- Replace gang shower with individual showers w dressing rooms.

Exterior

- Provide paved ADA compliant surface from 2nd building exit from gym to connect to a public way.
- Provide paved access to basketball court and Children's Play Area.
- New paving shall have cross slope not greater than 1:50 (2%) and no abrupt changes in elevation greater than ¼" without sloping to within ADA regulations.

HENRIETTA W. JOHNSON COMMUNITY CENTER



Existing Amenities

- Basketball Gym
- Game Room
- Event Space
- Meeting Rooms
- Kitchen
- Playground
- Swimming Pool
- Emergency Shelter

Community Meeting Comments

- Tennis, Soccer and Football Fields
- Hot Tub and Kiddie Pool
- Shelter and BBQ Pits
- Community Garden
- Stage and Performance Space
- Conference Room
- Gymnastics

The Johnson Team



Figure 84: The Johnson Team

Facility Assessment - Interior

ASSESSMENT NOTES - JOHNSON	
INTERIOR ENHANCEMENT	SECURITY CAMERAS AND METAL DETECTORS MAY BE NEEDED
INTERIOR ENHANCEMENT	ADD NEW LIGHTING & SOUND SYSTEMS IN GYM
INTERIOR ENHANCEMENT	GYM SHOULD BE FLEXIBLE SPACE WHERE THERE CAN BE EXERCISE-ACTIVITIES ONE DAY AND CHURCH SERVICES THE NEXT. ADD A STORAGE AREA FOR THE FURNITURE
INTERIOR ENHANCEMENT	ADD SMART BOARD, COMPUTERS, AND MEDIA EQUIPMENT TO THE COMPUTER LAB
INTERIOR ENHANCEMENT	HAVE A LEGACY WALL WITH TROPHY CASE NEXT TO THE GAME ROOM
INTERIOR ENHANCEMENT	ADD ANOTHER TV & PLAYSTATION, CARD TABLE, BAR TABLES FOR STUDYING, AND A COFFEE STATION TO THE GAME ROOM
INTERIOR ENHANCEMENT	NEW SOUND SYSTEM IN THE EVENT ROOM
INTERIOR ENHANCEMENT	LIVEN DESIGN OF THE EVENT SPACE WITH MIRRORS, CURTAINS, AND OTHER DESIGN MODIFICATIONS
INTERIOR ENHANCEMENT	MAKE ART ROOM A MORE FLEXIBLE SPACE AS PEOPLE PLAY BINGO IN THAT ROOM
INTERIOR REPAIRS/RENOVATIONS	REPLACE DOOR HOLDERS WITH FIRE-RATED CLOSERS FOR THE DOORS
INTERIOR REPAIRS/RENOVATIONS	WATER DAMAGE THROUGHOUT BUILDING FROM ROOF LEAKS
INTERIOR REPAIRS/RENOVATIONS	REPAIR EXISTING CABINETS THROUGHOUT THE BUILDING
INTERIOR REPAIRS/RENOVATIONS	ADD OUTLETS AND VENTILATION FOR POTTERY TO THE ART ROOM
INTERIOR REPAIRS/RENOVATIONS	FULLY RENOVATE THE KITCHEN AND ADD WARMERS & VENTILATION FOR COOKING
INTERIOR REPAIRS/RENOVATIONS	REPAIR THE A/C UNITS AS IT GETS COLDER THE FURTHER INTO THE BUILDING PEOPLE GO
INTERIOR REPAIRS/RENOVATIONS	NEW BASEBOARDS AND FLOORING IN THE EVENT SPACE.
INTERIOR REPAIRS/RENOVATIONS	IMPROVE DOOR-LOCKING SYSTEM AND IMPLEMENT A MASTER KEY
GOHSEP	WOMEN'S RESTROOMS NEED NEW TOILETS BUT IS ALREADY BUILT TO ADA-COMPLIANCE. HOWEVER, DOOR SHOULD SWING INWARDS
GOHSEP	MEN'S RESTROOMS NEED TO BE BROUGHT UP TO ADA-COMPLIANCE



Figure 85: Expand esports space and game room activities



Figure 86: Gym needs floor refinish, stage upgrades and shading



Figure 87: Arts Room needs new outlets and modern upgrades



Figure 88: Modern amenities and design - lighting, curtains and flooring



Figure 89: Modern amenities and design - lighting, curtains and flooring



Figure 90: Locker room needs upgrades and ADA accessibility

Facility Assessment - Exterior

ASSESSMENT NOTES - JOHNSON	
EXTERIOR ENHANCEMENT	ORNAMENTAL TREES IN FRONT OF THE WINDOWS AND OTHER LIVELIER LANDSCAPING OUTSIDE THE EVENT ROOM
EXTERIOR ENHANCEMENT	PRIVATE ENTRANCE SIGNAGE FOR THE EVENT SPACE
EXTERIOR ENHANCEMENT	POOL IS HEAVILY USED AND NEEDS MORE SHADED AREAS, ADA-COMPLIANT FIXTURES, NEW LIFE GUARD STATIONS, NEW SEATING, AND A DIVING BOARD
EXTERIOR ENHANCEMENT	ADD SHADING OVER THE PLAYGROUND AREA
EXTERIOR ENHANCEMENT	ADD HEATING ELEMENTS FOR SHADED SPACES OUTSIDE GAME ROOM
EXTERIOR ENHANCEMENT	ADD AREA FOR PRACTICING FOOTBALL
EXTERIOR REPAIRS/RENOVATIONS	ADD NEW DECKING AND RESEAL & REFINISH POOL
EXTERIOR REPAIRS/RENOVATIONS	ADD MORE SHADING AND EASIER ACCESS TO THE OUTDOOR BASKETBALL COURTS
EXTERIOR REPAIRS/RENOVATIONS	ADD NEW NETS TO THE TENNIS COURTS
EXTERIOR REPAIRS/RENOVATIONS	FULLY RENOVATE THE BASEBALL AND SOFTBALL FIELDS
EXTERIOR REPAIRS/RENOVATIONS	ADD NEW LIGHTING AROUND THE EXTERIOR COURTS AND FIELDS
EXTERIOR REPAIRS/RENOVATIONS	REPLACE PLAYGROUND STRUCTURES
EXTERIOR REPAIRS/RENOVATIONS	ADD NEW LANDSCAPING AROUND THE ENTIRE FACILITY



Figure 91: New play surfacing needed for play area



Figure 92: Pool upgrades - plaster, decking, lighting, amenities



Figure 93: Basketball court improvements - roofing, surfacing, lighting



Fiure 94: Outdoor patio upgrades - lighting, heating and furniture



Figure 95: Clean and paint exterior



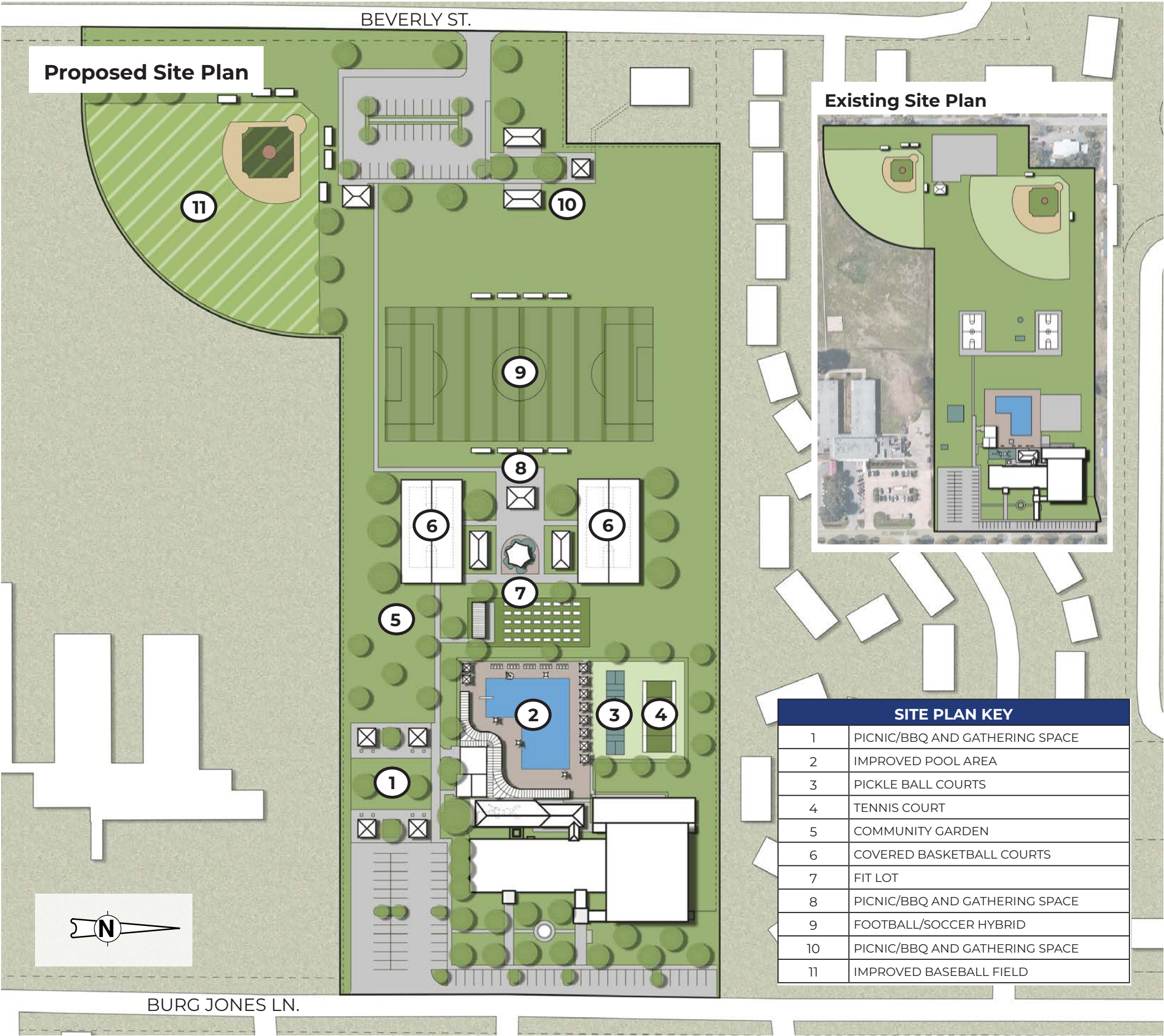
Figure 96: Complete renovation of tennis court - surface, light, fencing

Johnson Vision - Site

Johnson is an extremely well-used center that features a large swimming pool and underutilized spaces to the rear of the facility where there is a large open field and basketball and tennis courts in very poor shape.

Similar to Marbles, much of the vision for the Johnson site is centered around the large publicswimmingpool that has been a popular community destination and resource for generations. The pool will be renovated and improved to become a more comfortable, welcoming and safe outdoor space. Outside of the pool fences, the entrance will be improved with pathways, landscaping and picnic shelters that will provide an area for visitors to congregate on their way in and out of the pool. The shelters will also serve as a staging area for the community garden that will be just a few feet away along the walking path.

Much of the potential at Johnson lies in the spaces behind the center where there is ample space but much activity. The vision is to create an active sports and recreation complex with these spaces that will serve the nearby residential community. The existing basketball courts will serve as the nexus and gathering point of this complex where a plaza ofpicnicsheltersandanoutdoorfitnessstation will be surrounded by new courts protected by aluminum canopies with lighting below. Above the basketball courts will be a hybrid football/soccer sports field with lighting and bleachers. The existing tennis courts will be reconfigured to accommodate both tennis and pickleball. All of these destinations will be connected well-lit pedestrian paths.



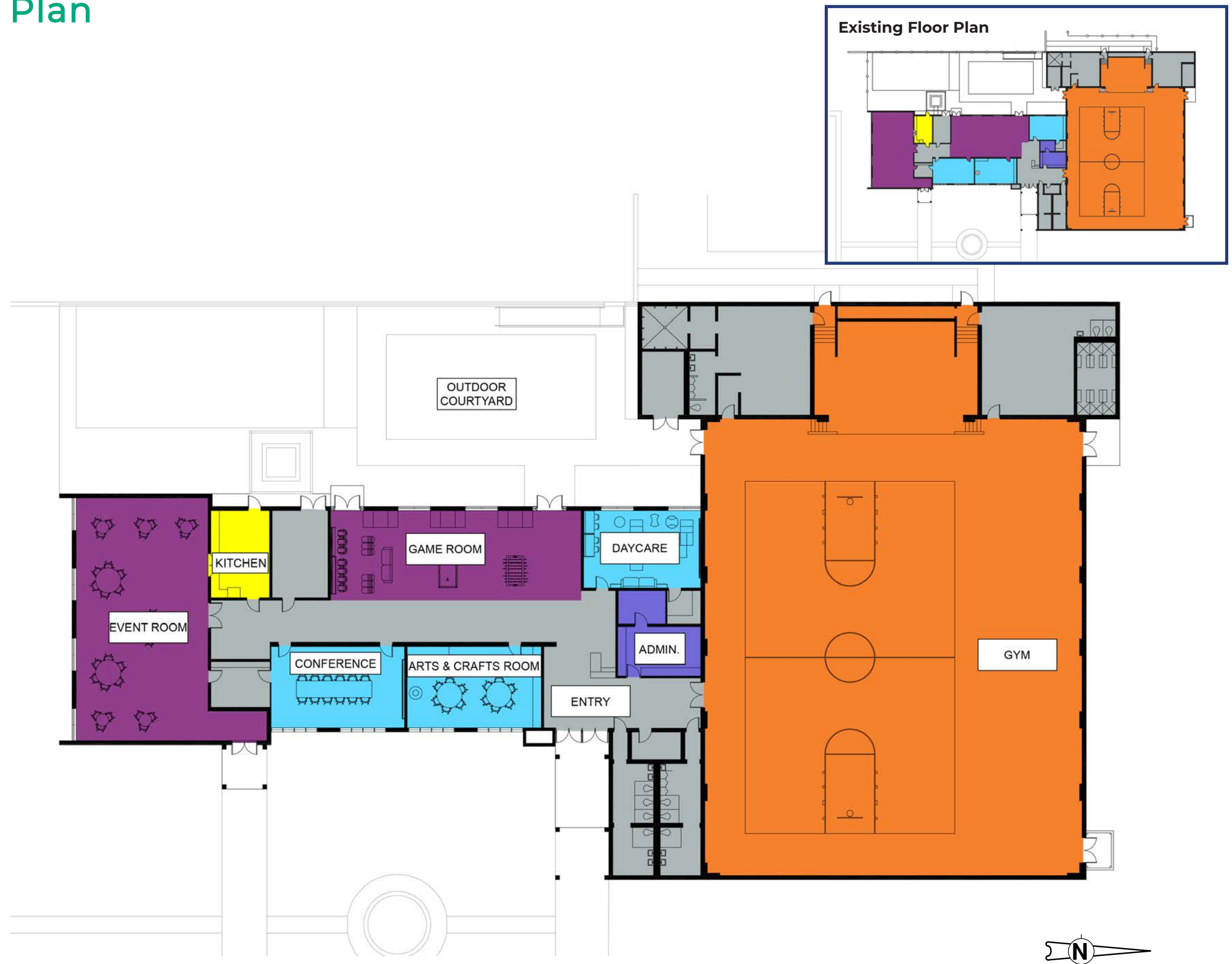
Johnson Vision - Floor Plan

The interior of the center was renovated in 2022 and is in fair condition compared to some of the other older centers.

The interior improvements generally consist of upgrades to exiting community rooms and spaces to allow them to be more functional. A new community meeting/conference room should feature modern screens, sound, lighting and furniture to create a state-of-the-art space for professional and community gatherings. The arts and crafts room should be made more flexible with similar technological additions and improved ventilation.

The game room at Johnson is very well used and should be upgraded to feature an Esports gaming space, new game tables, a reading nook, modern technology and teen lounge tables. A children's nursery should be installed adjacent to the game room to provide parents and children a safe space with toys and learning materials. The kitchen needs a full upgrade of all furnishings and equipment and the event room should be made into a modern, flexible space to accommodate private events and dance/exercise. Lights, sound, new flooring, mirrors and window treatments will assist in these improvements.

The gym floor at Johnson needs sanding and refinishing and retractable window treatments are needed to protect from sun glare. The stage space should be upgraded with lighting, sound and flooring to allow it to transition to a workout space when there are no events.



Johnson Vision - Welcome



Johnson Vision - Sports Zone



Figure 99: Johnson Outdoor Space

The vision for the outdoor space at Henrietta Johnson is to create an active and dynamic sports complex where the basketball courts currently sit. The courts are currently isolated from the rest of the activity at Johnson and there are no nearby or supporting amenities like landscaping, seating or lighting. Additionally, the area is very exposed to the elements as there is no shade or places of refuge.

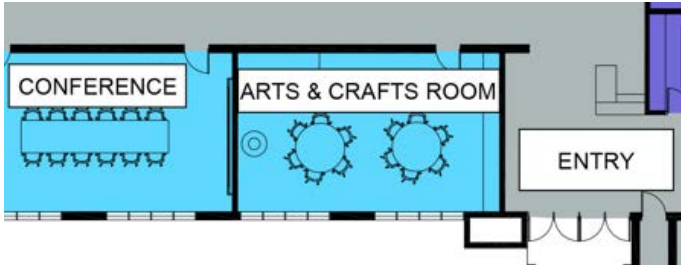
The vision is to cover the courts with galvanized steel pavilion roofs with LED lighting provided beneath. The new roofs will transform the area by creating a comfortable and attractive space to play and view sports. The destination sports courts will frame a new plaza with an outdoor fitness station, picnic shelters and landscaping. Behind the courts will be a hybrid football and soccer sports field and closer to the pool a new community garden. Safe and well-lit pathways will lead visitors to all of these exciting new destinations.



Featured Improvements

Johnson Creative Room

- Adjustable Hobby Tables & Stools
- Arts and Craft Supplies
- Shelving and Cabinets
- Pottery Wheels
- Wall Murals and Decorations
- Sound System



The arts and crafts room at Henrietta Johnson has a history of art and creativity and this tradition should be carried on. It should be re-imagined as a space fully dedicated to the arts and creativity while catering to artists of all ages and a variety of interests.

Height adjustable hobby tables and stools will ensure flexibility of use. Shelving and cabinets will provide for storage of supplies and materials while also allowing for the display of recent and past creations. New pottery wheels, ventilation and tools will carry on the tradition of the space and a reading nook will allow for quiet time when art classes are not in session.



Figure 100: Active Arts and Crafts



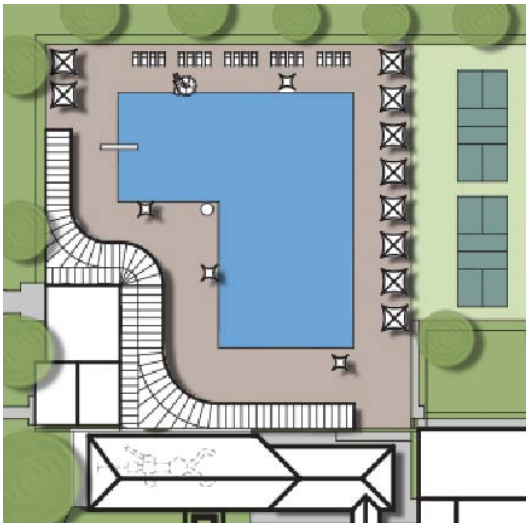
Figure 101: Continuing the Pottery Tradition



Figure 102: Kids Reading Nook

Johnson Public Pool

- Plaster
- Decking
- Lighting
- Shade
- Outdoor Furniture
- ADA Compliant Equipment



The swimming pools at Johnson and Marbles are in need of routine renovation after many years of public use. Re-plastering the pools are necessary to prevent the cracking and chipping of the pool base and the decking should be resurfaced with a textured concrete decking for safety, aesthetics and durability.

Apart from these necessary repairs, additional improvements include pedestrian scaled lighting, shading, outdoor furniture, landscaping and ADA compliant pool lifts. New decorative fencing should be installed to prevent unsupervised entry while also providing a welcoming environment to visitors.



Figure 103: Public Pool - Moore, OK



Figure 104: Standalone Fabric Shade Structures



Figure 105: Decorative Polymer Coated Aluminum Fence

Proposed Improvements - Interior

INTERIOR IMPROVEMENTS	
CEILING TILES AND GRID	2X2 REVEALED EDGE, MINERAL TILE, T-GRID, AND 12" THICK PAPER FACED BLANKET INSULATION. MOISTURE RESISTANT IN KITCHENS. WATER RESISTANT IN WET AREAS.
PAINT AND BRANDING	ELASTOMERIC OR CERAMIC PAINT ON EXTERIOR WALLS AND VERTICAL SURFACES. HIGH GRADE LAYTEX ON INTERIOR. PREP PER MFG RECOMMENDATIONS.
FLOORING	LVT IN PUBLIC SPACES; LIQUID TRAFFIC FLOOR IN MECHANICAL AND ELECT CLOSETS; CERAMIC TILES IN TOILET, LOCKER, SHOWER ROOMS
INTERIOR LED LIGHTING	NEW LED INDIRECT LAY IN FIXTURES WITH DECORATIVE IN SPECIFIC FEATURE AREAS. TASK LIGHTING AT DESKS. LED IN HIGH BAY AREAS
REPAIR WATER DAMAGE	COVERED BY ROOF, WINDOWS, SEALANTS, PAINT REPAIRS, CEILINGS AND FLOORS
NEW WINDOWS	ENERGY EFFICIENT, LOW-E FIXED INSULATED HURRICANE RESISTANT WINDOWS
SECURITY	DIRECTIONAL LIGHTING ON BUILDINGS, 2 FC AND MORE IN SITE ACCESS AREAS, SECURITY CAMERAS AND METAL DETECTORS
SPRINKLERS	ALLOWANCE BASED UPON SF WITH INSTALLATION PRIOR TO CEILING REPLACEMENT
GENERAL INTERIOR SIGNAGE	BRAILLE & ADA-COMPLIANT AT EACH DOOR, EXTERIOR AND DIRECTIONAL, WAYFINDING, PARKING LOT SIGNAGE. FACILITY MARQUE SIGNAGE
BATHROOMS	REPLACE ALL FINISHES FLOOR WALLS AND CEILINGS, TOILET ACCESSORIES, LIGHTING, EXHAUST FANS AND PARTITIONS. REPLACE PLUMBING FIXTURES, VALVES AND FITTINGS. ALL ADA COMPLIANT UNLESS STRUCTURALLY IMPRACTICAL.
OFFICES	REMOVE INNER WALLS TO OPEN UP SPACE AND PROVIDE NEW FURNISHINGS & EQUIPMENT. PATCH FINISHES WHERE NOT ALREADY REPLACING.

GAME ROOM	
MURAL	MONROE AND COMMUNITY REPRESENTATIVE MURALS TO BE PLACED IN BUILDING
DISPLAYS	NEW FLAT SCREEN TV'S AND PROJECTION SCREEN
GAMING	NEW GAME SYSTEMS
TABLES	NEW GAME TABLES AND STUDY SPACE W/BAR TABLES
SOUND SYSTEM	NEW SOUND SYSTEM BASED ON SQUARE FOOTAGE
GAMING CHAIRS	COMFORTABLE, ERGONOMIC GAMING CHAIRS
PROJECTION SCREEN	FOR GAMING COMPETITIONS OR SPORTS EVENTS

KITCHEN	
FLOORING	TERRACOTTA TILE FLOORING
BACKSPLASHES	CERAMIC TILE BACKSPLASHES
COUNTER TOPS	SOLID STONE
APPLIANCES	COMMERCIAL STOVES & HOODS, FRIDGES, AND DISHWASHERS TO REPLACE OUTDATED EQUIPMENT

GYM	
AIR CONDITIONING	NEW HVAC SYSTEM INCORPORATING LATEST ENERGY EFFICIENCIES AND RESULTING I SMALLER PV MICROGRID
SUN SHADING	CONTROLLED SHADES AND HIGH-PERFORMANCE GLASS INCLUDED IN PASSIVE AND ACTIVE SOLAR CONSIDERATIONS
FLOORING	REPLACE VCT WITH HYBRID ATHLETIC FLOORING THAT IS A CAST IN PLACE, TWO-COMPONENT POLYURETHANE ELASTOMER, INSTALLED OVER A PRE-FABRICATED, RECYCLED RUBBER RESILIENT COMPOUND UNDERLAYMENT, SPECIALLY FORMULATED FOR MULTI-PURPOSE AND ATHLETIC FLOORING APPLICATIONS.
FITNESS AREA	FIND PROPER PLACEMENT POSSIBLY NEAR LOCKER ROOMS
SCOREBOARDS	TWO NEW SCOREBOARDS WITH BRANDED LOGO
BLEACHERS	ADA-COMPLIANT RETRACTABLE BLEACHERS
RETRACTABLE GOALS	NEW HEIGHT ADJUSTABLE GOALS. REMOVE OLDER ONES ABOVE EXISTING NEW GOALS

CONFERENCE ROOM	
TECHNOLOGY	FLAT SCREENS, PROJECTOR AND SOUND
FURNITURE	CONFERENCE TABLE AND SEATING

ARTS AND CRAFTS ROOM	
POTTERY	NEW KILN AND POTTERY WHEELS
VENTILATION	ADD PROPER VENTILATION FOR POTERY
SOUND SYSTEM	NEW SOUND SYSTEM CUSTOM DESIGNED FOR UPGRADED ACOUSTICS OF SPECIFIC ROOM.
FURNITURE	HEIGHT ADJUSTABLE HOBBY TABLES AND STOOLS
CABINETS	NEW CABINETS AND COUNTERTOPS FOR SUPPLY AND ART STORAGE/DISPLAY
SINK	ADD SINK TO THE ROOM

EVENT ROOM	
SOUND SYSTEM	NEW SOUND SYSTEM CUSTOM DESIGNED FOR UPGRADED ACOUSTICS OF SPECIFIC ROOM. MAKE AVAILABLE FOR GUEST SPEAKER AT PODIUM, DANCES, WEDDING RECEPTIONS, POLITICAL ADDRESS, ETC.
DISPLAYS	FLAT SCREENS AND PROJECTOR SCREEN
LIGHTING	SPECIALTY LIGHTS AND SPOTLIGHTS. PROCEDIUM, CURTAINS, STAGE RIGGING AS PRACTICAL FOR SPACE AND STAGE.
ACOUSTIC PANELS	ALLOWS THE SOUND TO BE MANAGED IN A LARGE EVENT SPACE

COMPUTER LAB	
EQUIPMENT	NEW DESKS , COMPUTERS, SMART BOARD, AND SOUND SYSTEM
DATA AND POWER OUTLETS	ADD NEW ONES EVERY 3-6 FEET IN THE ROOM.
COLUMNS	FURR OUT STEEL COLUMNS WITH FRAME & SHEETROCK OR COVERS
DRAINPIPE REMOVAL	REMOVAL FROM THE ROOM WHEN THE ROOF IS REPLACED
DISPLAYS	FLAT SCREEN TELEVISIONS

Proposed Improvements - Exterior

SITE PREP & IMPROVEMENTS	
PARKING	RESURFACE EXISTING LOTS, RESTRIPE AND INSTALL ADA COMPLIANT SIGNAGE WITH APPROPRIATE # OF STALLS. INCLUDE LANDSCAPING ISLANDS.
BUS SHELTER	INCLUDE SEATING, SHELTER FROM RAIN, OPEN AND WITH LIGHTING AND OPEN VISIBILITY
DRAINAGE	USING NEW TOPO DATA, DESIGN OPTIMUM DRAINAGE WITH ADDED FILL, REECONTOURING PROFILE, INSTALLING OPTIMUM SURFACE MATERIALS AND INCLUDING RETAINAGE PONDS AND WATER MANAGEMENT FOR MEASURED CHARGING OF STORMWATER SYSTEM.
CONCRETE	REMOVE AND REPLACE PAVERS
INCLUSIVE PLAYGROUND	PLAYGROUND FOR USAGE BY ALL CHILDREN. PATHWAY, SURFACES AND AMENITIES FOCUSED ON LARGER RANGE OF BENEFITS AND ABILITIES WITH ADA ACCOMMODATIONS.
OUTDOOR FITNESS STATION	OUTDOOR FITNESS EQUIPMENT BETWEEN BASKETBALL COURTS IN REAR OF FACILITY
WALKING PATH	WALKWAY ACCESS TO REAR BASKETBALL COURTS
FOOTBALL FIELDS	FOOTBALL FIELD IN REAR OF THE SITE
SPORTS FIELDS	RENOVATIONS OF BASEBALL AND SOFTBALL COURTS; SHADING FOR OUTDOOR BASKETBALL COURTS
HEATING	HEATING ELEMENTS FOR OUTDOOR SEATING SPACE NEAR GAME ROOM
BASKETBALL COURTS	RESURFACE EXISTING COURTS, NEW GOALS AND SEATING - ROOFING OVER COURTS
BATHROOMS	NEW BATHROOM BY BASKETBALL COURTS
PICNIC SHELTERS	FOUR 20X40 AND 5 20X20

FRONT ENTRANCE	
MURALS	MONROE AND COMMUNITY REPRESENTATIVE MURALS TO BE PLACED IN BUILDING
WELCOME	FRONT DESK AND WELCOME KIOSK LOCATE AT KEY POSITION WIH VISIBILITY AT ALL TIMES. ACCENT LIGHTING
DISPLAYS	FLAT SCREEN TELEVISIONS
BIKE RACKS	PROVIDE FOUR NEW BIKE RACKS OUTSIDE THE MAIN ENTRANCE
ENTRY IMPROVEMENTS	LANDSCAPING, SIGNAGE, AND LIGHTING

EXTERIOR IMPROVEMENTS	
SECURITY	POSSIBLE CAMERAS AND METAL DETECTORS
EXTERIOR DOORS	REPLACE DOORS AND HARDWARE TO COMPLY WITH HARDENING UPGRADES, ENERGY IMPROVEMENTS AND ADA.
EXTERIOR SIGNAGE	MONUMENT SIGN WITH DIGITAL/LED MESSAGE BOARD AND CONTROLS FOR EASY ADJUSTMENTS.
LANDSCAPING	ALLOWANCE BASED ON SQUARE FOOTAGE. CONSIDER SECURITY, MAINTENANCE AND INTEGRATION WITH PARKING
EXTERIOR LIGHTING	DIRECTIONAL LIGHTING ON BUILDINGS, 2 FC AND MORE IN SITE ACCESS AREAS,
FAÇADE CLEANING	PRESSURE WASHING OF ALL SURFACES WITH MILDEW ND DISCOLORATION. PAINTING OF ALL SURFACES OTHER THAN BRICKS, GLASS AND FACTORY FINISHED MATERIAL
DOWNSPOUTS	REPLACE WITH KYNAR COATED MATERIALS
ROOF (PRIORITY)	TEST, REMOVE, AND REPLACE WITH NEW 20-YEAR MOD BIT AND NEW METAL COPINGS, FLASHINGS AND TRIM. REPLACE REGLETS AND COUNTERFLASHINGS. 20+ YR NDL WARRANTY.
PHOTOVOLTAICS, ENERGY STORAGE, GENERATOR	PHOTO VOLTAIAC SYSTEM 99.9KW CARPORT WITH 250KWH STORAGE AND PERMANENT GENERATOR - THESE AT ALL EVACUATION CENTERS

POOL	
LIGHTING	REPLACE LIGHTING
DECKING	NEW, NON-SLIP DECKING AROUND POOL
PLASTER	REPLASTER AND FINISH THE POOL
SHADE	SHADING STRUCTURES
EQUIPMENT	NEW LIFEGUARD TOWERS, DIVING BOARD, AND ADA-COMPLIANT POOL CHAIR
FURNISHING	CHAIRS, TABLES, BENCHES, AND LOCKERS

POWELL STREET COMMUNITY CENTER



Existing Amenities

- Basketball Gym
- Game Room
- Kitchen
- Meeting Space
- Event Space
- Playground

Community Meeting Comments

- New Pool Table
- Additional Outdoor Lighting
- Better Doors in Bathrooms
- Additional Space in Kitchen
- Game Room for Kids
- Conference Room/Business Insider Space
- Boxing Ring/Program
- Teen Room
- Covered Patio

The Powell Team



Figure 106: The Powell Team

Facility Assessment - Interior

ASSESSMENT NOTES - POWELL STREET	
INTERIOR ENHANCEMENT	ALTER THE ACCORDION WALL CONFIGURATION IN THE BANQUET ROOM
INTERIOR ENHANCEMENT	ADD MODERN LIGHTING AND SOUND EQUIPMENT TO THE GYMNASIUM AND BANQUET ROOM
INTERIOR ENHANCEMENT	ADD A CRAFT SPACE AND A CHARGING STATION IN THE GAME ROOM
INTERIOR REPAIRS/RENOVATIONS	ROOF LEAKS THROUGHOUT THE BUILDING; SUBSTANTIAL RENOVATION TO CEILING TILES AND FLOORING THROUGHOUT THE FACILITY NEEDED
INTERIOR REPAIRS/RENOVATIONS	FOOTBALL LOCKER ROOM HAS DESTROYED CABINETS THAT NEED TO BE REPLACED AND AN ACTIVE LEAK
INTERIOR REPAIRS/RENOVATIONS	GYM SKYLIGHTS NEED REPAIRS OR REPLACEMENT TO PREVENT WATER LEAKAGE
INTERIOR REPAIRS/RENOVATIONS	LIGHTING NEEDS AN UPGRADE IN THE GYM
INTERIOR REPAIRS/RENOVATIONS	FLOORING REPLACEMENT NEEDED IN THE GYM AND ON THE GYM STAGE
INTERIOR REPAIRS/RENOVATIONS	REPLACEMENT OF LIGHT FIXTURES IN LOCKER ROOMS AND HALLWAYS NEAR THEM
INTERIOR REPAIRS/RENOVATIONS	ADD FIRE-RATED DOORS BETWEEN GYM AND OTHER AREAS
INTERIOR REPAIRS/RENOVATIONS	REPLACE CEILING TILES AND FLOOR TILES IN THE GAME ROOM
INTERIOR REPAIRS/RENOVATIONS	FILE STORAGE ROOMS AND OFFICES NEED NEW CEILING TILES
INTERIOR REPAIRS/RENOVATIONS	COLUMNS IN GYM NEED REPAIRS AS THEY ARE RUSTY
GOHSEP	COMBINE TWO TOILET STALLS FOR AN ADA COMPLIANT TOILET STALL IN THE WOMEN'S RESTROOM
GOHSEP	FULL RENOVATION OF LOCKER ROOM RESTROOMS
GOHSEP	ADD NEW TOILET STALLS IN THE RESTROOMS AND BATHROOMS
GOHSEP	ENSURE ADA COMPLIANCE IN SINGLE-TOILET RESTROOM
GOHSEP	NEW LIGHTING IN HALLWAYS AND THROUGHOUT



Figure 107: Replace VCT with hybrid athletic flooring



Figure 108: Upgrade game room - furnishings and design



Figure 108: Full Kitchen renovation



Figure 109: Full ceiling replacement - after roof repair



Figure 110: Bathroom upgrades needed throughout



Figure 111: Upgrade multi-purpose space as modern event room

Facility Assessment - Exterior

ASSESSMENT NOTES - POWELL STREET	
EXTERIOR ENHANCEMENT	NEW PLAYGROUND EQUIPMENT
EXTERIOR ENHANCEMENT	ADD TO THE PARKING AREA
EXTERIOR ENHANCEMENT	ADD MURALS TO BASKETBALL COURTS
EXTERIOR ENHANCEMENT	IMPROVE SECURITY ON THE EXTERIOR
EXTERIOR ENHANCEMENT	ADD PAVILIONS FOR OUTDOOR EVENTS
EXTERIOR REPAIR/RENOVATION	REPAVE PARKING LOT AND ADD NEW SIGNAGE
EXTERIOR REPAIR/RENOVATION	RESURFACE TENNIS COURT
EXTERIOR REPAIR/RENOVATION	DOWNSPOUTS NEED REPLACEMENT
EXTERIOR REPAIR/RENOVATION	ROOF REPAIRS ARE NEEDED AS THERE IS SIGNIFICANT WATER DAMAGE
EXTERIOR REPAIR/RENOVATION	RENOVATE PLAYGROUNDS INTO ONE AREA
EXTERIOR REPAIR/RENOVATION	SITE CONTOURING FOR PROPER DRAINAGE



Figure 112: Need to strip and re-surface roof



Figure 113: Clean exterior and covert to covered patio space



Figure 114: New back stops, lighting and bollards



Figure 115: Renovate courts and reposition to avoid baseball fence



Figure 116: Resurface and re-stripe parking lot - add lighting



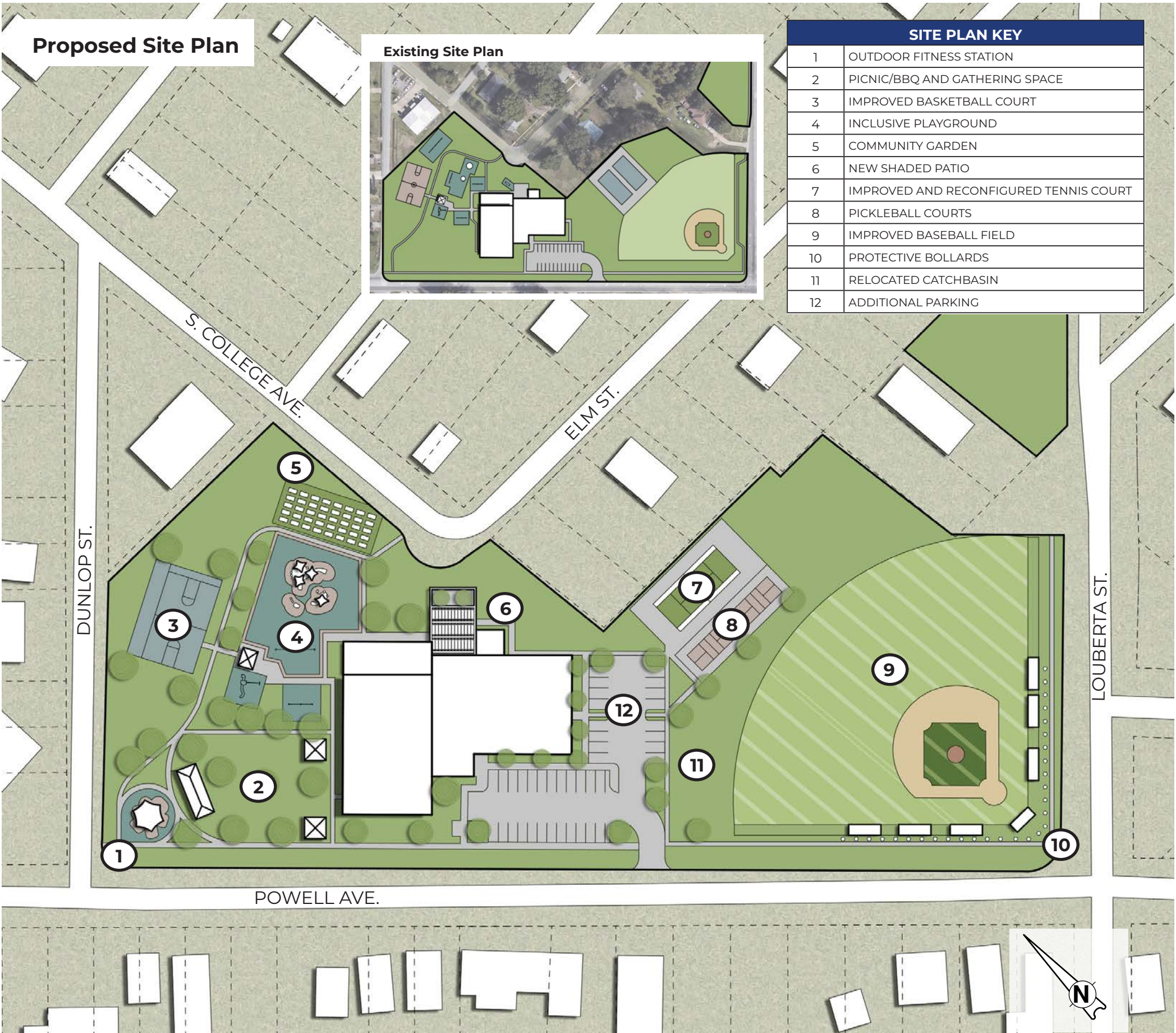
Figure 117: New inclusive playground with surfacing and shade

Powell Vision - Site

Powell is in a community center that is nestled within a residential community and is very neighborhood-based in the services it provides on a daily basis. The east of the site is dedicated to sports while the west functions as a neighborhood park with picnic shelters, a walking path and playground equipment. The vision for the Powell site is to improve the existing sports facilities while working to enhance the west side of site of the site as neighborhood-serving public space.

The baseball field sits close the intersection of Powell Avenue and Louberta Streets and, due to this proximity, heavy duty concrete bollards should be installed for the safety of players and spectators. There is an existing drop inlet drainage basin in the playing field that should be extended and relocated outside of the playing field to the west. The tennis court slab should be re-configured to not encroach on the outfield baseball fence and should feature improved tennis and pickleball courts. Leading to these new courts will be an expanded parking lot to relieve pressure on the existing lot.

The west side of the site should be enhanced with a new inclusive playground and surfacing and picnic shelters that are connected by a meandering path. Also along the path near will be a shaded outdoor fitness station, improved basketball court and a community garden. Visitors will be able to access the Powell Park area via the new shaded and improved courtyard at the rear of the center building.



Powell Vision - Floor Plan

The interior of Powell is unique in that it is only center with an active children's nursery and it is somewhat smaller than some of the other centers.

The entry to the center needs a welcome kiosk to greet/screen visitors on their way into the facility. As with most of the other centers, the gaming room should be upgraded to feature an Esports gaming space, new game tables, a reading nook and modern technology such as screens and sound systems.

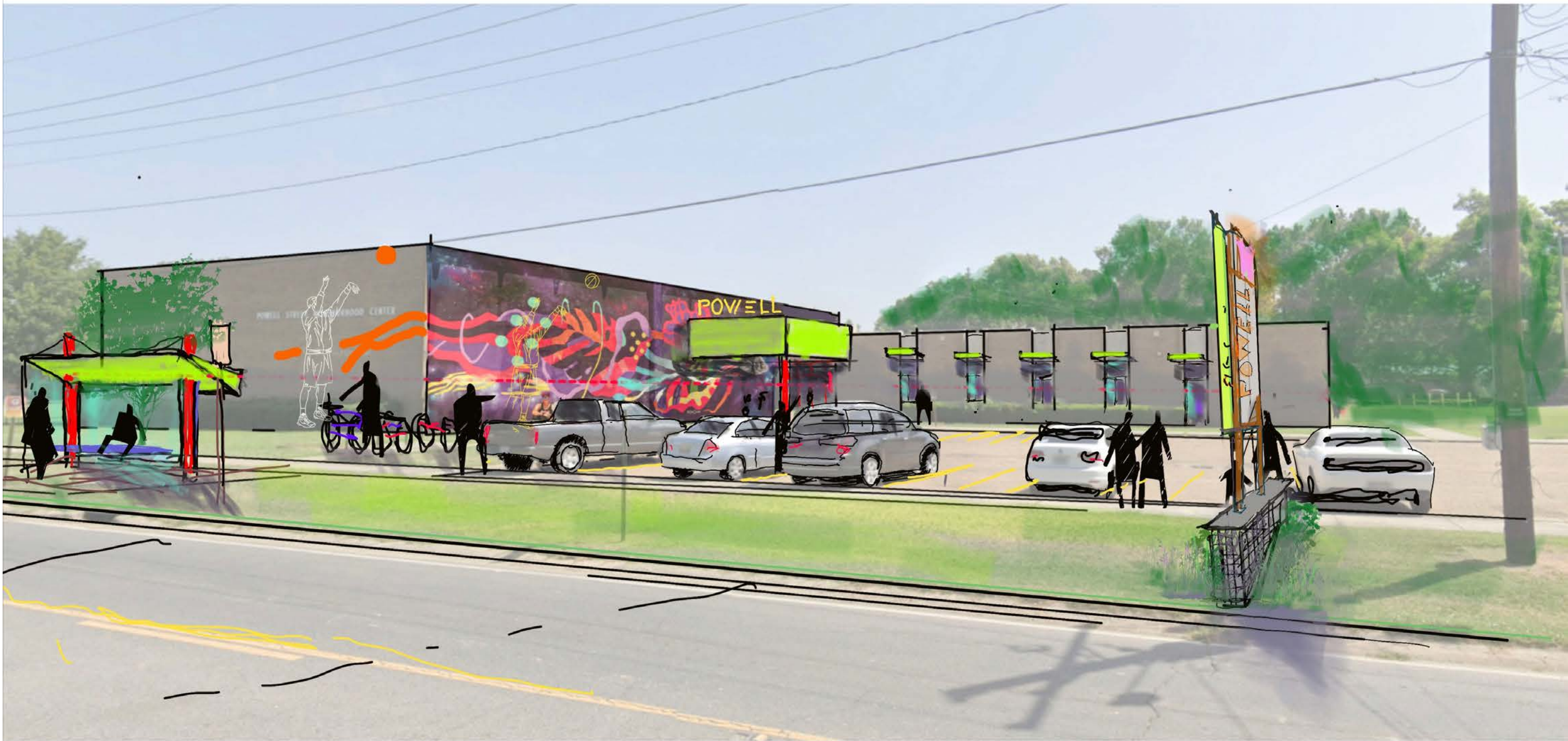
The children's nursery should be painted to make it more lively and floored with carpet for safety and insulation. The room directly across from the nursery should be converted to a teen gaming room as the space is underutilized and already features windows for visibility into the room. The wall between the existing space and storage room should be demolished to allow for a more expansive and flexible space. The teen room should feature an Esports gaming space and comfortable seating for gatherings.

The gym at Powell needs new flooring as the existing vinyl composition tile (VCT) is cracked and peeling. The new flooring should be a hybrid athletic flooring to provide support and durability for a range of athletic activities.

The kitchen needs a full upgrade of all furnishings and equipment and the event and conference rooms should be made into a modern, flexible spaces. Lights, sound, new flooring, mirrors and window treatments will help assist in these improvements.



Powell Vision - Welcome



Powell Vision - Neighborhood Amenities



Figure 118: *Powell Outdoor Space*

The vision for the outdoor space at Powell is to enhance the existing neighborhood park with site enhancements and improved amenities.

New site lighting and landscaping along a meandering path will make the space a more comfortable and welcoming destination. An inclusive playground with new surfacing will replace the existing playground and new nearby picnic shelters will invite visitors the rest and gather in the park.

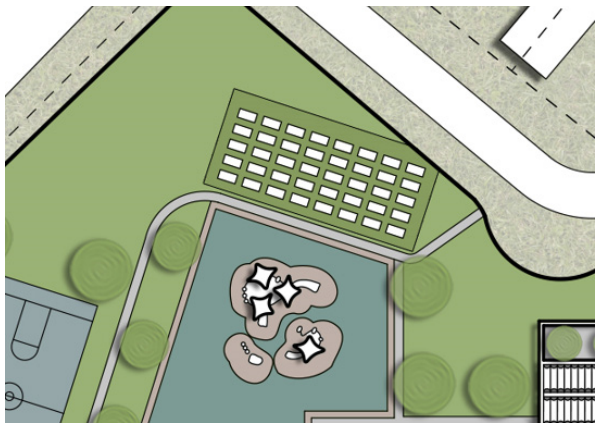
A key feature will be the shaded outdoor fitness station. The fitness station will feature a poured-in place rubber athletic flooring, shade structure and work-out equipment. The fitness station is recommended to be designed for use by many age categories and to feature equipment like dip and chin up bars, chest and back presses, ellipticals, and plyometrics. The fitness station will be an exciting new destination in the neighborhood and will promote health and wellness in the community.



Featured Improvements

Powell Community Garden

- Cedar Planting Boxes
- Seed/Fertilizer
- Lighting
- Fencing
- Tools
- Signage
- Storage Shed



Raised cedar planter boxes filled with premium planting soil are durable, affordable and long lasting. The planter boxes allow for the garden to be planted without soil testing since they are raised above the existing soil. The success of many gardens largely depends on the amount of time the community dedicates the growing and nurturing their garden.

The programming and organizing of the garden is paramount. Sponsors and partners provide opportunity for funding, materials, expertise and additional support. Partners and sponsors potentially include the ULM Department of Agriculture Business, the LSU Department of Agriculture, and the local business and philanthropic community.



Figure 119: Triunfo Community Garden - Hartford, CT



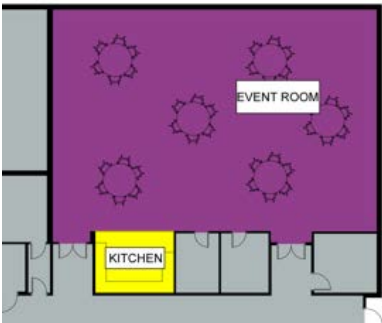
Figure 120: Building Community



Figure 121: Fresh Food Access

Powell Event Room

- Replace Ceiling, Lighting, Flooring
- Sound System and TVs
- Acoustic Panels and Mirrors on Walls
- Full Kitchen Renovation
- Flex Use as a Dance/Exercise Room



Most of the centers have event spaces that are a great public asset with the ability to host large public and private gatherings. All of the event spaces are in need of upgrades.

The Powell event room is rather large at 2,300 square feet and has an attached kitchen that can conveniently cater to events. New paint, Luxury Vinyl Tile (LVT) flooring, and ceiling tile should be installed according to the specifications and color palettes included in this document. Specialty lighting should be featured in the event rooms, along with sound systems and flat screens. Mirrors on the walls will allow for dual use as a dance studio.

The kitchen should be fully renovated with stainless steel commercial grade equipment, a ceramic tile backsplash, terracotta flooring and new cabinets.



Figure 122: Attractive Event Space



Figure 123: Fully Renovated Kitchen

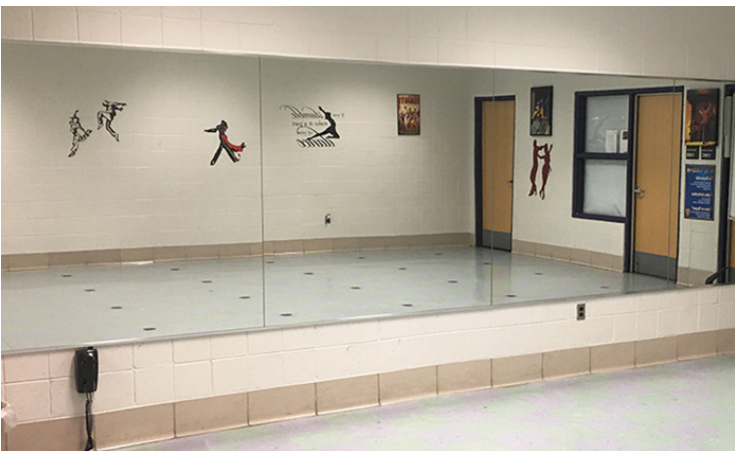


Figure 124: Dance mirrors to allow for dual use of the space

Proposed Improvements - Interior

INTERIOR IMPROVEMENTS	
CEILING TILES AND GRID	2X2 REVEALED EDGE, MINERAL TILE, T-GRID, AND 12" THICK PAPER FACED BLANKET INSULATION. MOISTURE RESISTANT IN KITCHENS. WATER RESISTANT IN WET AREAS.
PAINT AND BRANDING	ELASTOMERIC OR CERAMIC PAINT ON EXTERIOR WALLS AND VERTICAL SURFACES. HIGH GRADE LAYTEX ON INTERIOR. PREP PER MFG RECOMMENDATIONS.
FLOORING	LVT IN PUBLIC SPACES; LIQUID TRAFFIC FLOOR IN MECHANICAL AND ELECT CLOSETS; CERAMIC TILES IN TOILET, LOCKER, SHOWER ROOMS
INTERIOR LED LIGHTING	NEW LED INDIRECT LAY IN FIXTURES WITH DECORATIVE IN SPECIFIC FEATURE AREAS. TASK LIGHTING AT DESKS. LED IN HIGH BAY AREAS
REPAIR WATER DAMAGE	COVERED BY ROOF, WINDOWS, SEALANTS, PAINT REPAIRS, CEILINGS AND FLOORS
NEW WINDOWS	ENERGY EFFICIENT, LOW-E FIXED INSULATED HURRICANE RESISTANT WINDOWS
SECURITY	DIRECTIONAL LIGHTING ON BUILDINGS, 2 FC AND MORE IN SITE ACCESS AREAS, SECURITY CAMERAS AND METAL DETECTORS
SPRINKLERS	ALLOWANCE BASED UPON SF WITH INSTALLATION PRIOR TO CEILING REPLACEMENT
GENERAL INTERIOR SIGNAGE	BRAILLE & ADA-COMPLIANT AT EACH DOOR, EXTERIOR AND DIRECTIONAL, WAYFINDING, PARKING LOT SIGNAGE. FACILITY MARQUE SIGNAGE
BATHROOMS	REPLACE ALL FINISHES FLOOR WALLS AND CEILINGS, TOILET ACCESSORIES, LIGHTING, EXHAUST FANS AND PARTITIONS. REPLACE PLUMBING FIXTURES, VALVES AND FITTINGS. ALL ADA COMPLIANT UNLESS STRUCTURALLY IMPRACTICAL.
OFFICES	REMOVE INNER WALLS TO OPEN UP SPACE AND PROVIDE NEW FURNISHINGS & EQUIPMENT. PATCH FINISHES WHERE NOT ALREADY REPLACING.

GAME ROOM	
MURAL	MONROE AND COMMUNITY REPRESENTATIVE MURALS TO BE PLACED IN BUILDING
DISPLAYS	NEW FLAT SCREEN TV'S AND PROJECTION SCREEN
GAMING	NEW GAME SYSTEMS
TABLES	NEW GAME TABLES AND STUDY SPACE W/BAR TABLES
SOUND SYSTEM	NEW SOUND SYSTEM BASED ON SQUARE FOOTAGE

KITCHEN	
FLOORING	TERRACOTTA TILE FLOORING
BACKSPLASHES	CERAMIC TILE BACKSPLASHES
COUNTER TOPS	SOLID STONE
APPLIANCES	COMMERCIAL STOVES & HOODS, FRIDGES, AND DISHWASHERS TO REPLACE OUTDATED EQUIPMENT

GYM	
AIR CONDITIONING	NEW HVAC SYSTEM INCORPORATING LATEST ENERGY EFFICIENCIES AND RESULTING I SMALLER PV MICROGRID
SUN SHADING	CONTROLLED SHADES AND HIGH-PERFORMANCE GLASS INCLUDED IN PASSIVE AND ACTIVE SOLAR CONSIDERATIONS
FLOORING	PROFESSIONALLY RESURFACE MAPLE FLOOR PER O&M DIRECTIONS FROM FLOOR MANUFACTURER
FITNESS AREA	FIND PROPER PLACEMENT POSSIBLY NEAR LOCKER ROOMS
SCOREBOARDS	TWO NEW SCOREBOARDS WITH BRANDED LOGO
BLEACHERS	ADA-COMPLIANT RETRACTABLE BLEACHERS
RETRACTABLE GOALS	NEW HEIGHT ADJUSTABLE GOALS. REMOVE OLDER ONES ABOVE EXISTING NEW GOALS

CONFERENCE ROOM	
DATA AND POWER OUTLETS	ADD NEW SCOREBOARDS FOR EVERY WORK STATION IN THE SPACE
SOUND SYSTEM	NEW SOUND SYSTEM CUSTOM DESIGNED FOR UPGRADED ACOUSTICS OF SPECIFIC ROOM
DISPLAYS	NEW FLAT SCREEN TV'S AND PROJECTION SCREEN

NURSERY	
LIGHTING	NATURAL LIGHT THROUGH A NEW WINDOW
MURAL	CHILDREN'S MURAL
FLOORING	REPLACE WITH SOFT CARPETING FOR SAFETY AND INSULATION

EVENT ROOM	
SOUND SYSTEM	NEW SOUND SYSTEM CUSTOM DESIGNED FOR UPGRADED ACOUSTICS OF SPECIFIC ROOM. MAKE AVAILABLE FOR GUEST SPEAKER AT PODIUM, DANCES, WEDDING RECEPTIONS, POLITICAL ADDRESS, ETC.
DISPLAYS	FLAT SCREENS AND PROJECTOR SCREEN
LIGHTING	SPECIALITY LIGHTS AND SPOTLIGHTS. PROCEDIUM, CURTAINS, SAGE RIGGING AS PRACTICAL FOR SPACE AND STAGE.

TEEN ROOM	
MURAL	MONROE AND COMMUNITY REPRESENTATIVE MURALS TO BE PLACED IN BUILDING
DISPLAYS	NEW FLAT SCREEN TV'S AND PROJECTION SCREEN
GAMING	NEW GAME SYSTEMS, SCREENS, CONSOLES, SEATING, AND SOUND
TABLES	NEW GAME TABLES AD STUDY SPACE W/ BAR TABLES
GAMING CHAIRS	CONFORTABLE, ERGONOMIC GAMING CHAIRS
PROJECTION SCREEN	FOR GAMING COMPETITIONS AND SPORTS EVENTS
SHELVES	FOR STORAGE OF TABLE GAMES, BOOKS, STUDY MATERIALS, ETC.
SOUND SYSTEM	NEW SOUND SYSTEM BASED ON SQUARE FOOTAGE
STORAGE ROOM	DEMOLISH WALL TO STORAGE ROOM TO OPEN SPACE

Proposed Improvements - Exterior

SITE PREP & IMPROVEMENTS	
PARKING	RESURFACE EXISTING LOTS, RESTRIPE AND INSTALL ADA COMPLIANT SIGNAGE WITH APPROPRIATE # OF STALLS. INCLUDE LANDSCAPING ISLANDS.
BUS SHELTER	INCLUDE SEATING, SHELTER FROM RAIN, OPEN AND WITH LIGHTING AND OPEN VISIBILITY
DRAINAGE	USING NEW TOPO DATA, DESIGN OPTIMUM DRAINAGE WITH ADDED FILL, REECONTOURING PROFILE, INSTALLING OPTIMUM SURFACE MATERIALS AND INCLUDING RETAINAGE PONDS AND WATER MANAGEMENT FOR MEASURED CHARGING OF STORMWATER SYSTEM.
CONCRETE	REMOVE AND REPLACE PAVERS
INCLUSIVE PLAYGROUND	PLAYGROUND FOR USAGE BY ALL CHILDREN. PATHWAY, SURFACES AND AMENITIES FOCUSED ON LARGER RANGE OF BENEFITS AND ABILITIES WITH ADA ACCOMMODATIONS.
FIT LOT	OUTDOOR FITNESS EQUIPMENT BETWEEN BASKETBALL COURTS IN REAR OF FACILITY
PICKLEBALL COURT	GROWING IN POPULARITY; TWO OF THEM WITH EQUIPMENT AND LIGHTING FOR GREATER AVAILABILITY AND SCHEDULING AND EQUIPMENT. ORGANIZE AS ONE OF THE TOURNAMENT SPORTS WITH BENEFITS OF HOTEL NIGHTS, RESTAURANT AND SUPPORT BUSINESSES.
FOOTBALL FIELDS	FOOTBALL FIELD WITH TRACK IN REAR OF THE SITE
BASEBALL FIELDS SAFETY	DROP INLET IN LEFT FIELD & AND ADD BOLLARDS TO PROTECT SPECTATORS AND FIELD FROM CARS
HEATING	HEATING ELEMENTS FOR OUTDOOR SEATING SPACE NEAR GAME ROOM
OPPORTUNITY SPACE	LARGE OPEN SPACE PERFECT FOR AN OUTSIDE FITNESS AREA, COMMUNITY GARDEN, SKATE PARK, GRAFFITI WALL
TENNIS COURTS	RENOVATE WITH NETS, FENCING, LIGHTS, AND ONE ADDITIONAL COURT
WALKING TRAIL	EXPANDED WALKING TRAIL AROUND THE SITE WITH SEATING AND LANDSCAPING

FRONT ENTRANCE	
COLUMNS	TEST CURRENT COATING AND PAINT THE STEEL COLUMNS USING ALKYD PAINT
MURALS	MONROE AND COMMUNITY REPRESENTATIVE MURALS TO BE PLACED IN BUILDING
WELCOME	FRONT DESK AND WELCOME KIOSK LOCATE AT KEY POSITION WIH VISIBILITY AT ALL TIMES. ACCENT LIGHTING
DISPLAYS	FLAT SCREEN TELEVISIONS
BIKE RACKS	PROVIDE FOUR NEW BIKE RACKS OUTSIDE THE MAIN ENTRANCE
ENTRY IMPROVEMENTS	LANDSCAPING, SIGNAGE, AND LIGHTING

EXTERIOR IMPROVEMENTS	
SECURITY	POSSIBLE CAMERAS AND METAL DETECTORS
EXTERIOR DOORS	REPLACE DOORS AND HARDWARE TO COMPLY WITH HARDENING UPGRADES, ENERGY IMPROVEMENTS AND ADA.
EXTERIOR SIGNAGE	MONUMENT SIGN WITH DIGITAL/LED MESSAGE BOARD AND CONTROLS FOR EASY ADJUSTMENTS.
LANDSCAPING	ALLOWANCE BASED ON SQUARE FOOTAGE. CONSIDER SECURITY, MAINTENANCE AND INTEGRATION WITH PARKING
EXTERIOR LIGHTING	DIRECTIONAL LIGHTING ON BUILDINGS, 2 FC AND MORE IN SITE ACCESS AREAS,
FAÇADE CLEANING	PRESSURE WASHING OF ALL SURFACES WITH MILDEW ND DISCOLORATION. PAINTING OF ALL SURFACES OTHER THAN BRICKS, GLASS AND FACTORY FINISHED MATERIAL
DOWNSPOUTS	REPLACE WITH KYNAR COATED MATERIALS
ROOF (PRIORITY)	TEST, REMOVE, AND REPLACE WITH NEW 20-YEAR MOD BIT AND NEW METAL COPINGS, FLASHINGS AND TRIM. REPLACE REGLETS AND COUNTER FLASHINGS. 20+ YR NDL WARRANTY.
PHOTOVOLTAICS, ENERGY STORAGE, GENERATOR	PHOTO VOLTAIAC SYSTEM 99.9KW CARPORT WITH 250KWH STORAGE AND PERMANENT GENERATOR - THESE AT ALL EVACUATION CENTERS

PATIO	
LANDSCAPING	ALLOWANCE BASED ON SQUARE FOOTAGE. CONSIDER SECURITY, MAINTENANCE AND INTEGRATION WITH PARKING
LIGHTING	DIRECTIONAL LIGHTING ON BUILDINGS, 2 FC AND MORE IN SITE ACCESS AREAS,
OUTDOOR FURNITURE	NEW FURNITURE SELECTED FOR LONGEVITY AND DURABILITY WITH LOW MAINTENANCE.
SHADING	SHADING FOR THE STRUCTURES. AT PARKING OF EVACUATION CENTERS, PHOTOVOLTAICS (SOLAR) WITH ENERGY STORAGE AND GENERATOR
CONCRETE	NEW CONCRETE PAVERS ON SAND BEDS OVER CONCRETE SLABS.

B.J. WASHINGTON COMMUNITY CENTER



Existing Amenities

- Workout Spaces
- Boxing Room
- Aerobics Room

Community Meeting Comments

- Transportation to/from Center
- Running Track
- Football Field
- Picnic Areas and BBQ Pits

The Washington Team



Figure 125: The Washington Team

Facility Assessment - Interior

ASSESSMENT NOTES - BJ WASHINGTON	
INTERIOR ENHANCEMENT	REMOVE CENTRAL BATHROOM TO MAKE CORE ROOM LARGER
INTERIOR ENHANCEMENT	REMOVE WALL BETWEEN TREADMILL AND WEIGHT ROOM
INTERIOR ENHANCEMENT	DOORS WITH GLASS ON THE TOP HALF FOR THE INTERIOR ROOMS
INTERIOR ENHANCEMENT	ADD MIRRORS AND REPAINT THE WEIGHT ROOM
INTERIOR ENHANCEMENT	ADD SOUND SYSTEM AND SOUND PROOFING TO THE CARDIO ROOM
INTERIOR ENHANCEMENT	ADD NEW LIGHTING, SHELVES, SOUND SYSTEM, AND ACCOUSTIC PANELS TO THE GROUP WORKOUT ROOM
INTERIOR ENHANCEMENT	FULLY RENOVATE THE KITCHEN
INTERIOR ENHANCEMENT	RENOVATE THE MANAGER'S OFFICE
INTERIOR ENHANCEMENT	RENOVATE THE WALLS, FLOORS, AND CEILINGS OF THE RESTROOMS
INTERIOR ENHANCEMENT	ADD DIMMABLE LED LIGHTING AS THE LIGHTS ARE TOO BRIGHT
INTERIOR REPAIRS/ RENOVATIONS	WATER DAMAGE IN HALLWAY TOWARDS BOXING ROOMS FROM ROOF LEAK
INTERIOR REPAIRS/ RENOVATIONS	WATER DAMAGE IN WEIGHT ROOM FROM ROOF LEAK
INTERIOR REPAIRS/ RENOVATIONS	RENOVATE ENTRY ROOM WITH NEW FRONT COUNTER FOR SIGNING INTO THE FACILITY



Figure 126: Central workout space is a bit crowded



Figure 127: Walls between rooms not always necessary



Figure 128: Aerobics room is clean and well organized



Figure 129: Cycling room is small and cramped

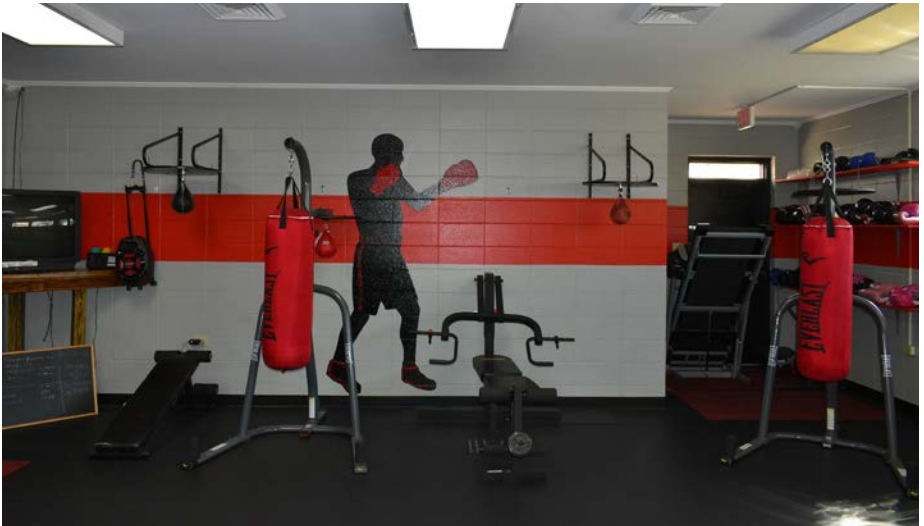


Figure 130: Murals on walls add to the environment



Figure 131: Kitchen can use some upgrades

Facility Assessment - Exterior

ASSESSMENT NOTES - BJ WASHINGTON	
EXTERIOR ENHANCEMENT	ADD RUNNING TRACK TO VACANT SPACE
EXTERIOR ENHANCEMENT	EXPAND STRUCTURE ONTO THE BACK PATIO
EXTERIOR ENHANCEMENT	ADD SHADING TO THE OUTDOOR GYM AREA
EXTERIOR ENHANCEMENT	ADD PATHS TO OUTDOOR COURTS ON THE SOUTH SIDE OF THE SITE
EXTERIOR ENHANCEMENT	ADD PRATICE FOOTBALL FIELD AND SOCCER FIELD PLUS A RESTROOM FACILITY FOR THESE FIELDS
EXTERIOR ENHANCEMENT	ADD BARBEQUE AREA WITH TABLES, CHAIRS, AND PAVILLIONS BY THE SHADED TREE AREA
EXTERIOR ENHANCEMENT	REPAINT THE PARKING LOT AND ADD MORE PARKING SPOTS
EXTERIOR ENHANCEMENT	RECONFIGURE THE BASEBALL FIELD
EXTERIOR ENHANCEMENT	ADD WALKING/JOGGING PATH WITH SEATING/LIGHTING/AMENITIES ON LARGE OPEN SPACE AND UNDER TREES
EXTERIOR REPAIRS/RENOVATIONS	ADD LIGHTING AROUND THE SITE ESPECIALLY NEAR THE OUTDOOR COURTS
EXTERIOR REPAIRS/RENOVATIONS	POWER WASH THE ENTIRE FACILITY AND CLEAN THE GREEN ACCENT STUCCO & DECORATIVE TILES
EXTERIOR REPAIRS/RENOVATIONS	CONTOUR SITE FOR PROPER DRAINAGE
EXTERIOR REPAIRS/RENOVATIONS	REPAIR ROOF LEAKS
EXTERIOR REPAIRS/RENOVATIONS	REPLACE THE BIKE RACKS



Figure 132: No signage at entrance of facility



Figure 133: Roof tiles missing and need replacement



Figure 134: Rear patio needs resurfacing and shade



Figure 135: Outdoor wooded area offers great opportunities for gathering



Figure 136: Large underutilized spaces with drainage issues



Figure 137: Largely abandoned courts to the rear of the site

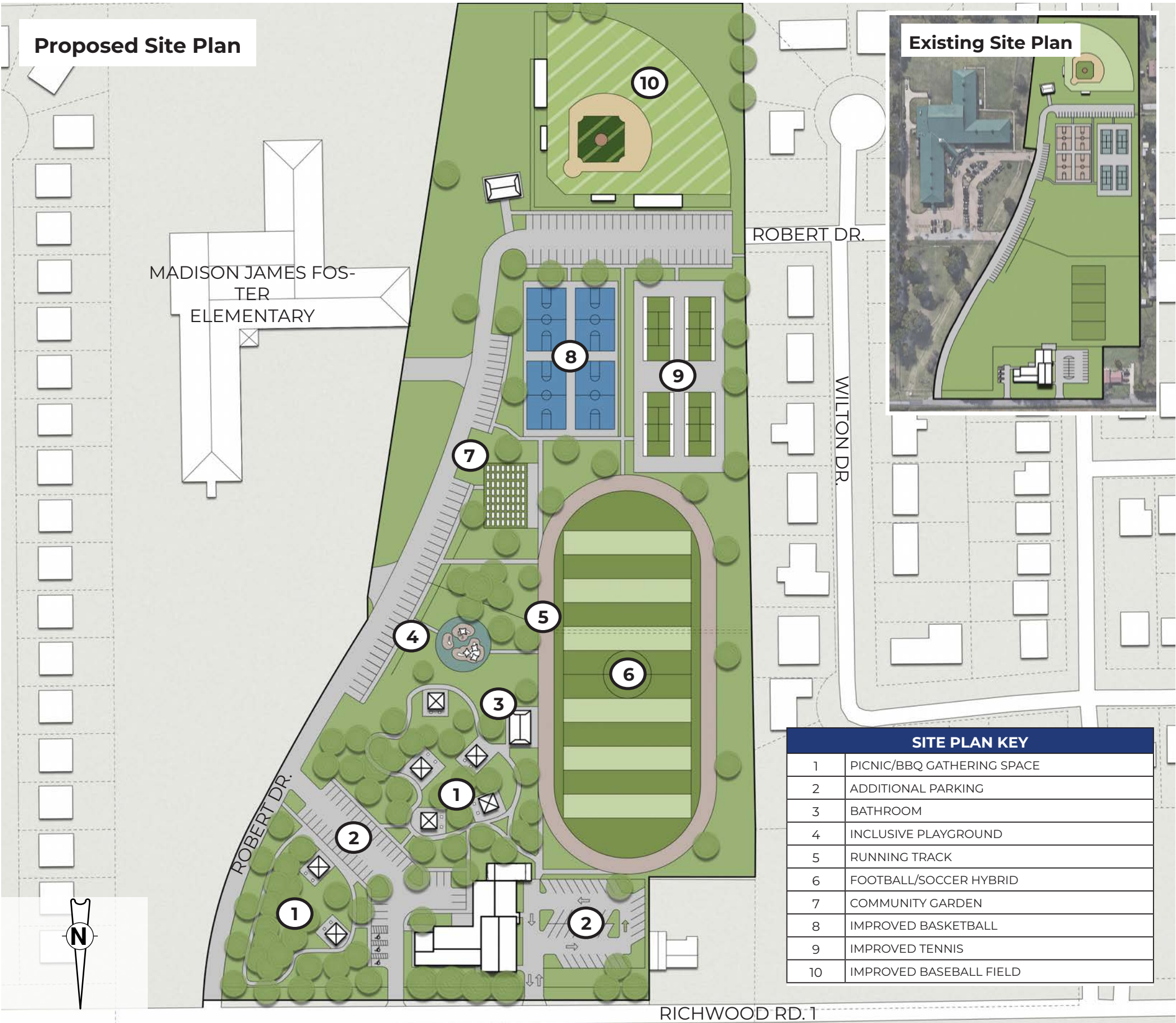
Washington Vision - Site

The vision for the Washington site is to create an active community facility that invites visitors through engaging and varied activities, transforming underutilized property to a place residents want to be. The improved facility and site activities will promote health and wellness for people of all ages.

First and foremost, drainage issues need to be resolved by grading and filling the site. Once this issue is corrected, the large wooded area at the front of the site can be taken advantage of to host community gatherings such as picnics, barbecues and celebrations. Picnic shelters, BBQ pits and horseshoe courts should be installed to activate this space by inviting the community to enjoy this beautiful natural setting.

Additionally, the large open space adjacent to the structure has the potential to offer additional fitness and recreational opportunities - a running track and sports field would be ideal and has been repeatedly recommended by staff and community members. The sports facilities at the rear of the site are in poor condition and appear largely underutilized. These spaces should be renovated with new surfacing, equipment, lighting and outdoor furniture to draw participants to these healthy and community building activities.

Additional parking will be provided by re-configuring the main lot into one-way circulation and also expanding the handicapped lot with a new driveway off of Robert Drive.

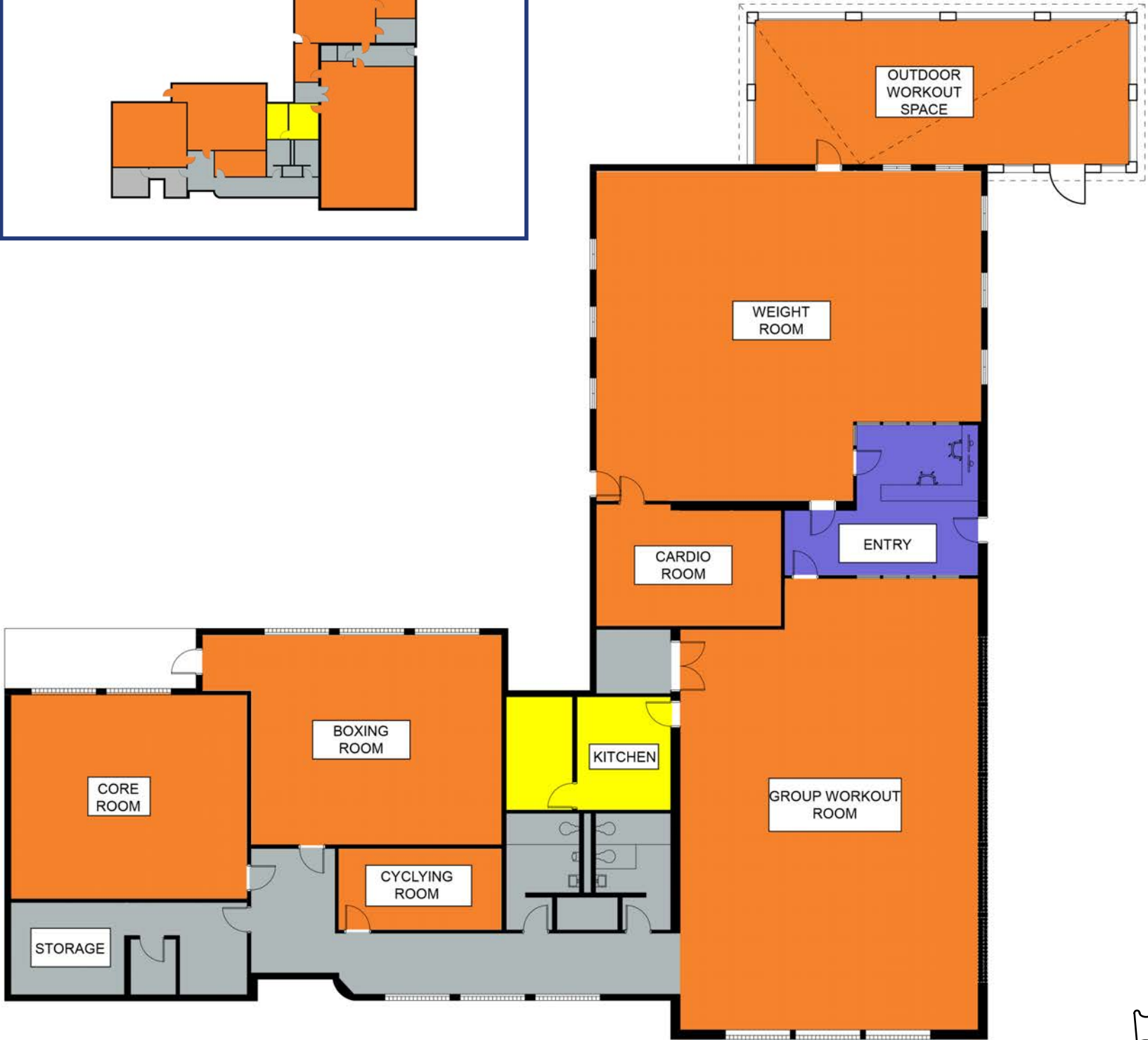


Washington Vision - Floor Plan

BJ Washington Community Center is unique as the only center dedicated to personal fitness and that does not have community rooms or event spaces. The interior of the center is in very good condition as it has been well kept and has been renovated since its original construction. While the center itself does not necessarily need urgent improvements or alterations apart from minor roof repairs. There are a few opportunities to improve the interior of the center.

The weight room acts as a central location and meeting space for visitors to the center although it can at times feel cramped. The weight room should be enlarged by demolishing the wall separating it and the treadmill room to create a more open floor plan. Additionally, the core room should be enlarged by removing the adjacent bathroom and combining the spaces along with adding a small amount of square footage from the aerobics area to create a unified space dedicated to core exercises. The supervisor's office should be relocated to the front of the facility near the entrance and welcome desk.

The outdoor patio should be covered and converted into an outdoor workout space for cross fit and similar activities.



Washington Vision - Welcome



Washington Vision - Washington Woods



Figure 138: Washington Wooded Area

The wooded area to the east of the BJ Washington building is a wonderful park-like setting that has great potential to be a place of gathering and refuge for the community. This potential should be tapped into as the Washington Woods are re-imagined as a public space that hosts family events and celebrations on weekends while also providing an escape into nature on the walk home from school.

A meandering path should wind through the trees while connecting picnic shelters equipped with barbecue grills and nearby horseshoe pits. Not too many changes are needed for this serene natural setting, just a few improvements to make the space a bit more comfortable and inviting.



Featured Improvements

Washington Sports Field & Track

- Full-Size Football Field
- Mid-Size Soccer Field
- 400 Meter Running Track
- Lighting
- Drainage Mitigation



Figure 139: Existing Conditions

The site has drainage issues that need to be resolved before any improvements are made. The entire site likely needs to be re-graded and filled as there is standing water after most rains. Once this issue is corrected, a running track and sports field would be ideal for this location as there is ample space and these uses have been repeatedly requested by the staff and community members.

The current site is large enough to accommodate a full size football field encircled by a 200 foot wide 400 meter running track. The football field would be able to be used as a mid-size soccer field as well. The running track should have a concrete base with synthetic rubber surfacing. The field can be surfaced with either natural grass or synthetic turf.



Figure 140: Synthetic Turf Retrofit - Bethesda, MD

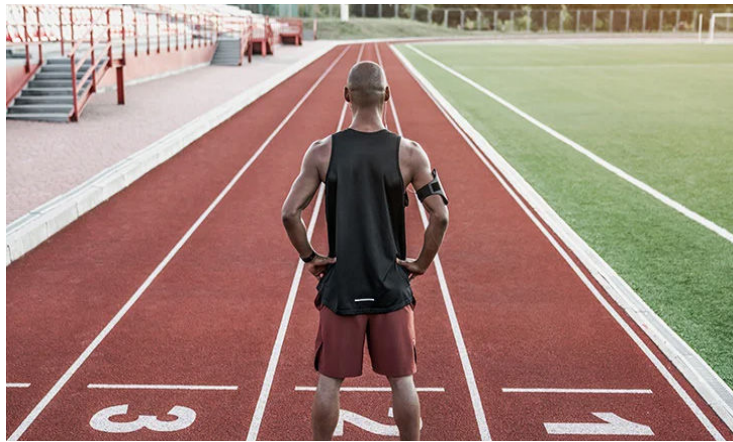


Figure 141: Building Community



Figure 142: Field Lighting - 25-foot LED poles

Washington CrossFit Patio

- Standing Seam Metal Roof
- Aluminum Fencing
- Athletic Flooring
- Lighting and Fans



Figure 143: Existing Conditions

The back patio at Washington is currently used for CrossFit related activities but there is no weather protection and the space is not very flexible with the rigid brick wall that encloses it.

The vision for the patio is to re-imagine the space as a CrossFit Patio. Sections of the wall will be removed and replaced with aluminum fencing for ventilation and visibility. Above the patio a standing seam metal roof will be erected to provide shading and weather protection. An athletic flooring will be installed over the existing concrete and lights and fans will be added to further complete the new workout space.



Figure 144: CrossFit Patio Workout Area



Figure 145: CrossFit Patio Workout Area



Figure 146: Standing Seam Metal Roof

Proposed Improvements - Interior

INTERIOR IMPROVEMENTS	
CEILING TILES AND GRID	2X2 REVEALED EDGE, MINERAL TILE, T-GRID, AND 12" THICK PAPER FACED BLANKET INSULATION. MOISTURE RESISTANT IN KITCHENS. WATER RESISTANT IN WET AREAS.
PAINT AND BRANDING	ELASTOMERIC OR CERAMIC PAINT ON EXTERIOR WALLS AND VERTICAL SURFACES. HIGH GRADE LAYTEX ON INTERIOR. PREP PER MFG RECOMMENDATIONS.
FLOORING	LVT IN PUBLIC SPACES; LIQUID TRAFFIC FLOOR IN MECHANICAL AND ELECT CLOSETS; CERAMIC TILES IN TOILET, LOCKER, SHOWER ROOMS
INTERIOR LED LIGHTING	NEW LED INDIRECT LAY IN FIXTURES WITH DECORATIVE IN SPECIFIC FEATURE AREAS. TASK LIGHTING AT DESKS. LED IN HIGH BAY AREAS
REPAIR WATER DAMAGE	COVERED BY ROOF, WINDOWS, SEALANTS, PAINT REPAIRS, CEILINGS AND FLOORS
NEW WINDOWS	ENERGY EFFICIENT, LOW-E FIXED INSULATED HURRICANE RESISTANT WINDOWS
SECURITY	DIRECTIONAL LIGHTING ON BUILDINGS, 2 FC AND MORE IN SITE ACCESS AREAS, SECURITY CAMERAS AND METAL DETECTORS
SPRINKLERS	ALLOWANCE BASED UPON SF WITH INSTALLATION PRIOR TO CEILING REPLACEMENT
GENERAL INTERIOR SIGNAGE	BRAILLE & ADA-COMPLIANT AT EACH DOOR, EXTERIOR AND DIRECTIONAL, WAYFINDING, PARKING LOT SIGNAGE. FACILITY MARQUE SIGNAGE
BATHROOMS	REPLACE ALL FINISHES FLOOR WALLS AND CEILINGS, TOILET ACCESSORIES, LIGHTING, EXHAUST FANS AND PARTITIONS. REPLACE PLUMBING FIXTURES, VALVES AND FITTINGS. ALL ADA COMPLIANT UNLESS STRUCTURALLY IMPRACTICAL.

KITCHEN	
FLOORING	TERRACOTTA TILE FLOORING
BACKSPLASHES	CERAMIC TILE BACKSPLASHES
COUNTER TOPS	SOLID STONE
APPLIANCES	COMMERCIAL STOVES & HOODS, FRIDGES, AND DISHWASHERS TO REPLACE OUTDATED EQUIPMENT

EXERCISE ROOM FLOOR PLANS	
CORE ROOM	ENLARGE BY REMOVING ADJACENT BATHROOM
WEIGHT ROOM	REMOVE WALL DIVIDING TREADMILL AND WEIGHT ROOM

CARDIO ROOM	
SOUND SYSTEM	NEW SOUND SYSTEM CUSTOM DESIGNED FOR UPGRADED ACOUSTICS OF SPECIFIC ROOM WITH ACOUSTIC WALL PANELS.
MIRRORS	6 TO 8 FOOT MIRRORS ON WALLS

GROUP EXERCISE ROOM	
SOUND SYSTEM	NEW SOUND SYSTEM CUSTOM DESIGNED FOR UPGRADED ACOUSTICS OF SPECIFIC ROOM WITH ACOUSTIC WALL PANELS.
STORAGE SHELVES	SHELVES TO STORE GROUP EXERCISE EQUIPMENT
MIRRORS	6 TO 8 FOOT MIRRORS ON WALLS

Proposed Improvements - Exterior

SITE PREP & IMPROVEMENTS	
PARKING	RESURFACE EXISTING LOTS, RESTRIPE AND INSTALL ADA COMPLIANT SIGNAGE WITH APPROPRIATE # OF STALLS. INCLUDE LANDSCAPING ISLANDS. NEW PARKING AREA TO BE CREATED BY EXPANDING EXISTING HANDICAPPED LOT NEAR PICNIC AREA. MAIN LOT TO BE EXPANDED BY RE-CONFIGURING EXISTING LOT
BUS SHELTER	INCLUDE SEATING, SHELTER FROM RAIN, OPEN AND WITH LIGHTING AND OPEN VISIBILITY
DRAINAGE	USING NEW TOPO DATA, DESIGN OPTIMUM DRAINAGE WITH ADDED FILL, RECONTOURING PROFILE, INSTALLING OPTIMUM SURFACE MATERIALS AND INCLUDING RETAINAGE PONDS AND WATER MANAGEMENT FOR MEASURED CHARGING OF STORMWATER SYSTEM.
INCLUSIVE PLAYGROUND	PLAYGROUND FOR USAGE BY ALL CHILDREN. PATHWAY, SURFACES AND AMENITIES FOCUSED ON LARGER RANGE OF BENEFITS AND ABILITIES WITH ADA ACCOMMODATIONS.
SPORTS COURTS	RENOVATE TENNIS AND BASKETBALL COURTS WITH NETS, FENCING, LIGHTS AND SURFACING
FOOTBALL FIELDS	NEW FOOTBALL FIELD AFTER SITE IS REGRADED TO RESOLVE DRAINAGE ISSUES. SOD OR SYNTHETIC SURFACING. BATHROOM FACILITY IN PRACTICE FIELD
RUNNING TRACK	FILL VACANT SPACE WITH RUNNING TRACK ENCIRCLING FOOT BALL FIELD
WOODED AREA	ADD BABEQUE PITS, HORSESHOES, AND AMENITIES IN THE AREA
WALKING TRAIL	EXPANDED WALKING TRAIL AROUND THE SITE WITH SEATING AND LANDSCAPING

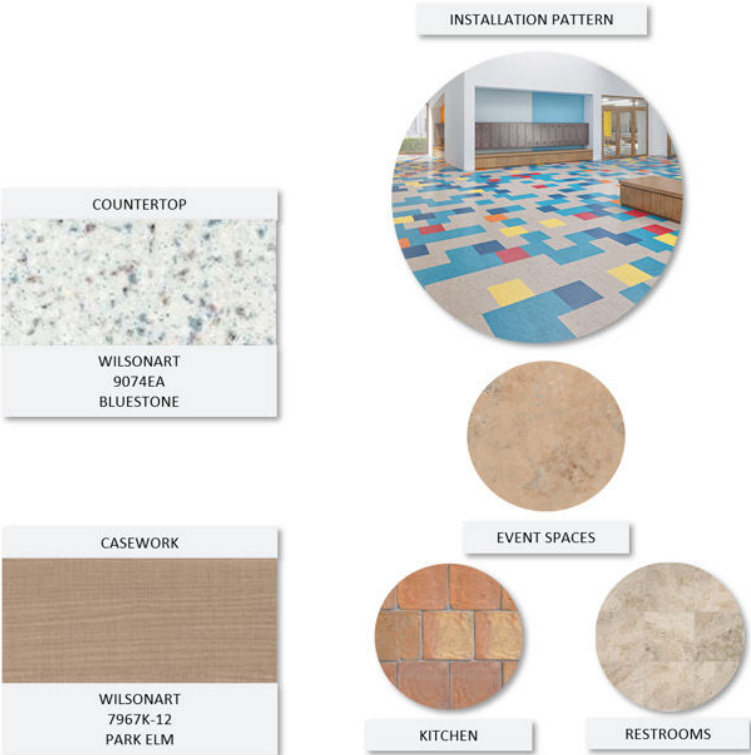
EXTERIOR IMPROVEMENTS	
SECURITY	POSSIBLE CAMERAS AND METAL DETECTORS
EXTERIOR DOORS	REPLACE DOORS AND HARDWARE TO COMPLY WITH HARDENING UPGRADES, ENERGY IMPROVEMENTS AND ADA.
EXTERIOR SIGNAGE	MONUMENT SIGN WITH DIGITAL/LED MESSAGE BOARD AND CONTROLS FOR EASY ADJUSTMENTS.
LANDSCAPING	ALLOWANCE BASED ON SQUARE FOOTAGE. CONSIDER SECURITY, MAINTENANCE AND INTEGRATION WITH PARKING
EXTERIOR LIGHTING	DIRECTIONAL LIGHTING ON BUILDINGS, 2 FC AND MORE IN SITE ACCESS AREAS,
FAÇADE CLEANING	PRESSURE WASHING OF ALL SURFACES WITH MILDEW ND DISCOLORATION. PAINTING OF ALL SURFACES OTHER THAN BRICKS, GLASS AND FACTORY FINISHED MATERIAL
DOWNSPOUTS	REPLACE WITH KYNAR COATED MATERIALS
ROOF (PRIORITY)	TEST, REMOVE, AND REPLACE WITH NEW 20-YEAR MOD BIT AND NEW METAL COPINGS, FLASHINGS AND TRIM. REPLACE REGLETS AND COUNTER FLASHINGS. 20+ YR NDL WARRANTY.
PATIO	EXPAND WITH GABLED ROOF FOR AN OUTDOOR FITNESS AREA
PHOTOVOLTAICS, ENERGY STORAGE, GENERATOR	PHOTO VOLTAIC SYSTEM 99.9KW CARPORT WITH 250KWH STORAGE AND PERMANENT GENERATOR - THESE AT ALL EVACUATION CENTERS

APPENDIX B - INTERIOR DESIGN

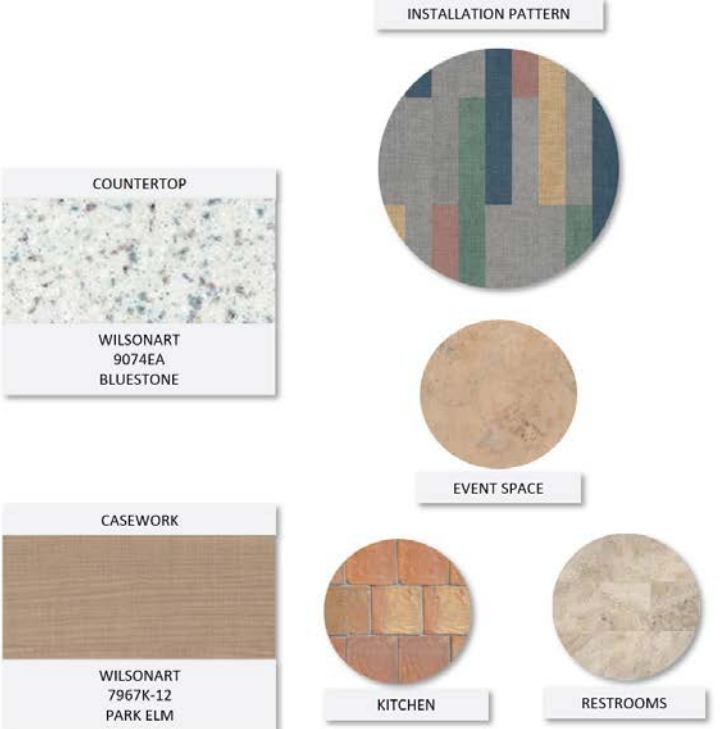
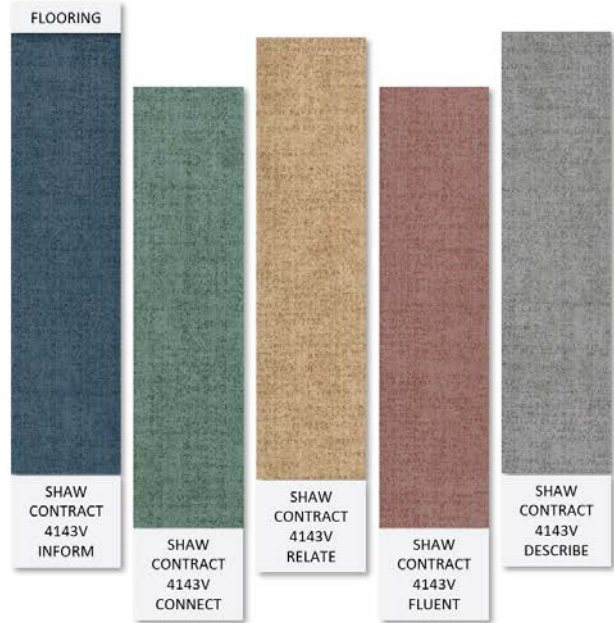
MONROE COMMUNITY CENTERS:
MONROE BRANDING
MATERIALS
OPTION 1
02.08.2023



MONROE COMMUNITY CENTERS:
MONROE BRANDING
MATERIALS
OPTION 1
02.08.2023



MONROE COMMUNITY CENTERS:
MONROE BRANDING
MATERIALS
OPTION 1



Appendix B - Interior Design

MONROE COMMUNITY CENTERS:
INSPIRATION IMAGES AND COLOR PALLETTE
THE GREAT OUTDOORS – CHENIERE LAKE
OPTION 2





BENJAMIN MOORE
TIDAL WAVE
2061-50



BENJAMIN MOORE
BERMUDA BLUE
2061-30



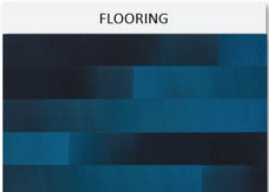
BENJAMIN MOORE
STRAW
2154-50




BENJAMIN MOORE
GREEN THUMB
CSP-870

MONROE COMMUNITY CENTERS:
MATERIALS
OPTION 2

FLOORING




MANNINGTON COMMERCIAL
NW308
NIGHTFALL




MANNINGTON COMMERCIAL
NW101
MIST

COUNTERTOPS




WILSONART
9202CS
SEA STONE

CASEWORK




WILSONART
8227K-79
WHITE RIVER FOREST


INSTALLATION PATTERN




EVENT SPACES



KITCHEN




RESTROOMS




MONROE COMMUNITY CENTERS:
MATERIALS
OPTION 3


FLOORING



MANNINGTON COMMERCIAL
C107
SQUAWK BOX




MANNINGTON COMMERCIAL
C115
GRANNY SMITH




MANNINGTON COMMERCIAL
C117
WINTER FLEECE

COUNTERTOPS




WILSONART
9202CS
SEA STONE

CASEWORK




WILSONART
8227K-79
WHITE RIVER FOREST


INSTALLATION PATTERN




EVENT SPACES



KITCHEN



RESTROOMS



Appendix B - Interior Design

MONROE COMMUNITY CENTERS:
ENDOM BRIDGE
MATERIALS
OPTION 4





BENJAMIN MOORE
STONE HARBOR
2111-50



BENJAMIN MOORE
CLAY
1034



BENJAMIN MOORE
GREEN THUMB
CSP-870



BENJAMIN MOORE
KING'S RED
CW-335

MONROE COMMUNITY CENTERS:
MATERIALS
OPTION 4

FLOORING



MANNINGTON
COMMERCIAL
C113
PEANUT SHELL



MANNINGTON
COMMERCIAL
C118
COTTONTAIL



MANNINGTON
COMMERCIAL
C105
GRASSY MEADOW



MANNINGTON
COMMERCIAL
C105
GRANNY SMITH

COUNTERTOPS



WILSON ART
1814
DEEPSTAR BRONZE




WILSONART
9195ML
NORTHERN MELANGE


CASEWORK




WILSON ART
8208K-16
FAWN CYPRESS

INSTALLATION PATTERN






EVENT SPACE



KITCHEN



RESTROOMS

MONROE COMMUNITY CENTERS:
MATERIALS
OPTION 4A

FLOORING




MANNINGTON
CPC101
WINDSOR OAK ASHEN




MANNINGTON
D205
FORTIS ALABASTER

COUNTERTOPS




WILSON ART
1814
DEEPSTAR BRONZE




WILSONART
9195ML
NORTHERN MELANGE


CASEWORK




WILSON ART
8208K-16
FAWN CYPRESS

INSTALLATION PATTERNS






EVENT SPACE



KITCHEN



RESTROOMS

Appendix B - Interior Design

MONROE COMMUNITY CENTERS:
COOLEY HOUSE
MATERIALS
OPTION 5



BENJAMIN MOORE
SCANDANAVIAN BLUE
2068-30

BENJAMIN MOORE
FIREWOOD
1027

BENJAMIN MOORE
SNOW WHITE
OC-66

BENJAMIN MOORE
GEDDY VERDIGRIS
CW-550

BENJAMIN MOORE
KING'S RED
CW-335

MONROE COMMUNITY CENTERS:
MATERIALS
OPTION 5

FLOORING

INTERFACE
A01620
TEAL OXIDE

COUNTERTOP

CAMBRIA WHITNEY
PARYS

CASEWORK

WILSONART
8208K-16
FAWN CYPRESS

INTERFACE
A01618
CELADON

INSTALLATION PATTERNS

EVENT SPACES

KITCHEN

RESTROOMS

MONROE COMMUNITY CENTERS:
MATERIALS
OPTION 5A

FLOORING

SHAW CONTRACT
THOUGHTFUL 22100

COUNTERTOP

CAMBRIA WHITNEY
PARYS

CASEWORK

WILSONART
8208K-16
FAWN CYPRESS

SHAW CONTRACT
THOUGHTFUL 22405

INSTALLATION PATTERNS

EVENT SPACE

KITCHEN

RESTROOMS

Appendix B - Interior Design

MONROE COMMUNITY CENTERS:
MATERIALS
CEILING AND LIGHTING OPTIONS

ARMSTRONG
FORMATION PLANKS CLOUDS KIT



ARMSTRONG
FORMATION CURVES CLOUDS KIT



ARMSTRONG
FORMATION LIGHTING CLOUDS
KIT



ARMSTRONG
PRELUDE XL MAX



MONROE COMMUNITY CENTERS:
MATERIALS
CEILING AND LIGHTING OPTIONS



LITHOINIA
CONTRACTOR SELECT



A LIGHT
LEAN



LITHOINIA
52476
KICHLER FIRA

MONROE COMMUNITY CENTERS:
MATERIALS
WINDOW TREATMENTS



MECHO
MANUAL ROLLER SHADE



BLACK
0894



PEARL GREY
0893



WHITE
0891

APPENDIX C - LANDSCAPING

URBAN PLANTING MATRIX

This matrix includes a selection of plants suited for Monroe’s environmental conditions. Once needs and site conditions are determined, use the information listed for each plant to determine the best fit for trees, shrubs, perennials, and groundcovers. This is not an exhaustive list and there are other species that may be appropriate. This chart shows plant characteristics that should be considered when looking for plants that meet specific needs.

Sun/Shade

FULL SUN

PARTIAL SUN

SHADE

Suitable Conditions

WIND TOLERANT

DROUGHT TOLERANT

WET SOIL TOLERANT

EROSION CONTROL

INUNDATION TOLERANT

Growth Rate

FAST

MODERATE

SLOW

Foliage/Perennial

EVERGREEN

DECIDUOUS

PERENNIAL

GRASSES AND PERENNIALS



SUN/SHADE	SUITABLE CONDITIONS	EVERGREEN/DECIDUOUS/ PERENNIAL	GROWTH RATE (SLOW, MODERATE, FAST)	APPROPRIATE USES	MATURE SIZE (H' X W')	COMMON NAME	SCIENTIFIC NAME	NATIVE	REFERENCE NUMBER
				Tolerant of multiple soil types	2' x 1'	Black-eyed Susan	Rudbeckia fulgida var. sullivantii 'Gold-sturm'		1
				Attractive pink color in fall	3' x 3'	Gulf Coast Muhly	Muhlenbergia capillaris		2
				Wet areas	2' x 2'	Soft Rush	Juncus inflexus 'Blue arrows'		3
				Good for mass plantings on slopes	3' - 4'	Northern Sea Oats	Chasmanthium latifolium		4
				Adaptable and forms dense clumps	5' x 2'	Royal Fern	Osmunda regalis		5
				Good ground-cover foliage for shade in the hot Southeast	3' x 3'	Southern Wood Fern	Dryopteris		6
				Bayous, ditches, continually wet spot	2' x 2'	Spider Lily	Hymenocallis liriosome		7
				Groundcover or low maintenance bed filler	1.5' x 1'	Cherokee Sedge	Carex cherokeensis		8
				Urban tolerant	4' x 1'	Giant Blue Iris	Iris giganteaerulea		9
				Wet, clay soils	3' x 1'	Copper Iris	Iris fulva		10

Appendix C - Landscaping

URBAN PLANTING MATRIX

SHRUBS

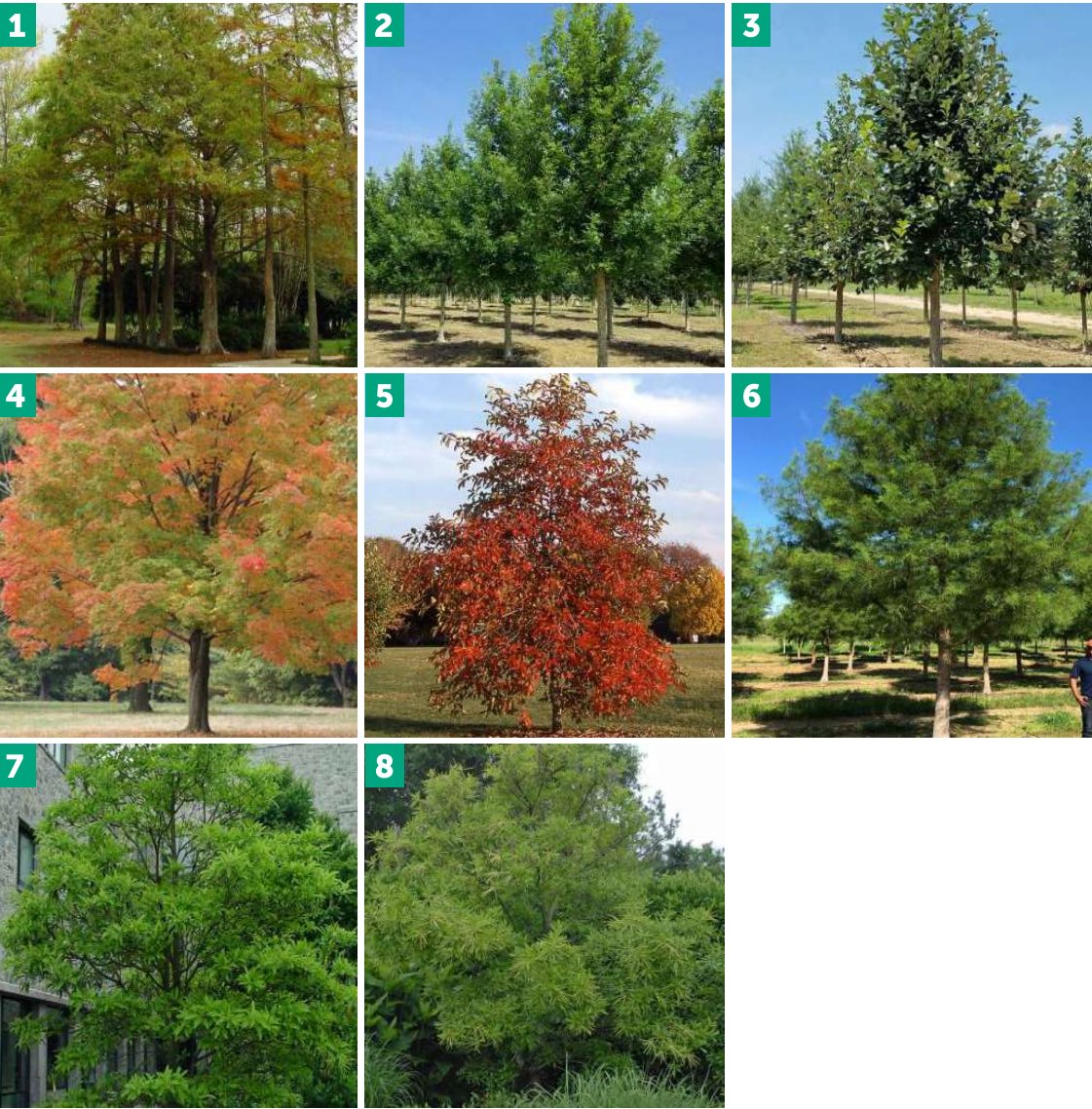


SUN/SHADE	SUITABLE CONDITIONS	EVERGREEN/DECIDUOUS/ PERENNIAL	GROWTH RATE (SLOW, MODERATE, FAST)	APPROPRIATE USES	MATURE SIZE (H' X W')	COMMON NAME	SCIENTIFIC NAME	NATIVE	REFERENCE NUMBER
				Rounded form with berries and seeds	6' x 6'	Beauty-berry	Callicarpa americana		1
				Bright green foliage & flowers 3/4 seasons	5' x 5'	Native red Hibiscus	Hibiscus coccineus		2
				Drought, tolerant	6' x 4'	Inkberry	Ilex glabra		3
				Open, spreading form with spring flowers	8' x 10'	Buttonbush	Cephalanthus occidentalis		4
				Spreading small shrub, showy in spring, fall leaf color	5' x 4'	Virginia sweetspire	Itea Virginica		5
				Dense cluster of fronds	8' x 6'	Dwarf Palmetto	Sabal minor		6
				Compact, hardy, drought tolerant	3'x6'	Carissa Holly	Ilex cornuta 'Carissa'		7

Appendix C - Landscaping

URBAN PLANTING MATRIX


TREES



SUN/SHADE	SUITABLE CONDITIONS	EVERGREEN/DECIDUOUS/ PERENNIAL	GROWTH RATE (SLOW, MODERATE, FAST)	APPROPRIATE USES	MATURE SIZE (H' X W')	COMMON NAME	SCIENTIFIC NAME	NATIVE	REFERENCE NUMBER
				Long lived and good wind barrier, seasonal color	50' x 25'	Bald Cy-press	<i>Taxodium distichum</i>		1
				Extremely tough and urban tolerant, poorly drained areas	50' x 45'	Green Spring Overcup	<i>Quercus lyrata 'dahlonaga'</i>		2
				Prefers acidic soils, thrives with wet feet	40' x 30'	Swamp White Oak	<i>Quercus bicolor 'Green Nova'</i>		3
				Well-drained soil, messy and not to be placed near pavement	75' x 40'	Sycamore	<i>Plantanus occidentalis</i>		4
				Long-lived swamp tree	60' x 40'	Water Tupelo	<i>Nyssa sylvatica</i>		5
				Smaller cypress tree without knees	40' x 25'	Pond Cy-press	<i>Taxodium ascendens</i>		6
				Highly adaptive, fragrant flowers in spring	40' x 30'	Sweetbay magnolia	<i>Magnolia virginiana</i>		7
				Highly adaptive, flowers in spring	20' x 12'	Titi tree	<i>Cyrilla racemiflora</i>		8

Appendix C - Landscaping

STORMWATER MANAGEMENT TOOLKIT

TYPE	PICTURE	OVERVIEW	ACCEPTABLE USES
Flow-Through Planters		Hard-edged stormwater management facilities with a waterproof base. Flow-Through planters are appropriate for high-density urban areas, or where water infiltration is not favorable. Flow-through planters treat water by allowing runoff to filter through its soil base and filter into an underdrain system.	<ul style="list-style-type: none">• More costly than other stormwater tools• Appropriate for streets and areas where space is limited.
Curb Cuts		Evenly redistribute runoff from streets to adjacent treatment facilities retaining as much stormwater on site as possible. These are inexpensive techniques to divert water out of the roadway by modifying existing infrastructure.	<ul style="list-style-type: none">• Divert stormwater to a stormwater treatment facility such as a bio-swale, cistern, or raingarden.• Curb cuts are a highly recommended tool for the city to utilize.
Permeable Paving		Effectively treats, detains, and infiltrates stormwater runoff where landscape-based strategies are not feasible. Pervious pavements have multiple applications, including sidewalks, street furniture zones, entire roadways, or parking lanes.	<ul style="list-style-type: none">• A wide variety of material applications are available, from loose grave to pre-made porous pavers, permeable paving can be customized to multiple uses and situations.• Use in the R.O.W., it is recommended that pre-made porous pavers be used, to meet ADA requirements.• Effective, but costly to install and maintain.
Bio-Swales		Shallow, vegetated depressions intended to capture, treat, and infiltrate stormwater runoff as it moves downstream. Bio-swales are highly effective at slowing runoff velocity and cleansing water while recharging the underlying groundwater table.	<ul style="list-style-type: none">• Can be scaled up or down in size while still functioning properly, depending on available space.• One of the most effective and cost-efficient tools in the toolkit for managing stormwater in the R.O.W due to their versatility.• Can easily be added to existing ditches or medians in a roadway with slight modifications and planting enhancements.
Stormwater Bump-Outs		Physically narrow the roadway, creating safer and shorter crossings for pedestrians while increasing the available space for street elements such as plantings, street trees, and furnishings. Curb extensions have multiple applications.	<ul style="list-style-type: none">• Suitable for higher density areas and residential areas where more pedestrians are present due to their traffic calming properties.• Minimal infrastructure required, curb extensions are suitable for the city to begin implementing within the downtown / mixed use core.
Raingardens		A depression filled with native shrubs, perennials, and flowers. It is designed to temporarily hold and soak in rainwater runoff that flows from roofs, parking lots, roads, or other impervious surfaces. Rain gardens are effective in removing up to 90% of nutrients and chemicals and up to 80% of sediments from the rainwater runoff. Like bio-swales, raingardens can be scaled up or down depending on available space, and still have preform properly.	<ul style="list-style-type: none">• Little infrastructure required.• Can easily be implemented throughout the city in vacant lots, parking lots, or parks.

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