



PROPOSED ROSEAU WELLNESS CENTER

YEAR-ROUND MULTI-PURPOSE FACILITY

PROJECT SUMMARY

The City of Roseau is seeking to develop a 27,000 SF Indoor Recreation and Wellness Center to meet the social, health and recreational needs of the broader Roseau community. Local stakeholders and the professional consulting firm of JLG Architects have been engaged in a community planning process to develop this much-needed community project to replace the historic community wellness center, the Roseau Community School. Due to safety and security concerns, access to the community's traditional wellness facilities at the school have been curtailed. This plan addresses the security issues of the school while reopening health and wellness facilities to the community.

COST INFORMATION

Total Project Cost	\$12.7M
State Capital Request:	\$5.75M
Local Matching Funds:	\$7 M*
LifeCare Commitment:	\$1.0M

*Local Option Sales Tax & Capital Campaign

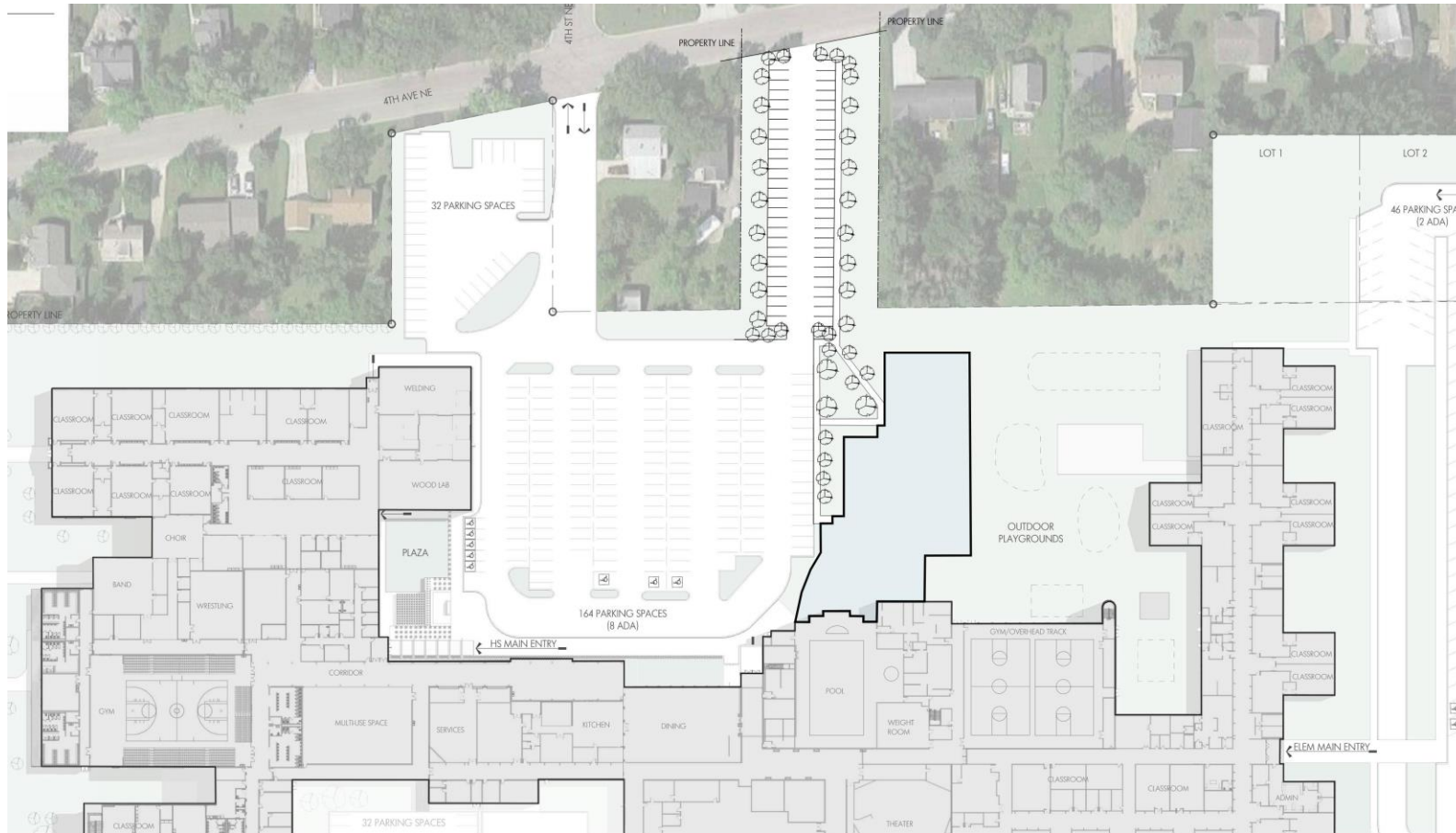
PROJECT SUMMARY

The City of Roseau through previous community engagement work (community surveys, public forum voting, etc.) had identified the strong need to have year-round programming opportunities for families and community members of all ages. Staying active and maintaining wellness in the city of Roseau can be especially challenging during the long duration of the winter climate experienced frequently in northern Minnesota. Thus, the information gathering phase of the study process focused on two specific outcomes: validation of the request for more indoor programming opportunities and activities and secondly identifying specifically the most desirable programs and activity spaces for a potential new facility.

Based on the top responses the center would include with the following amenities:

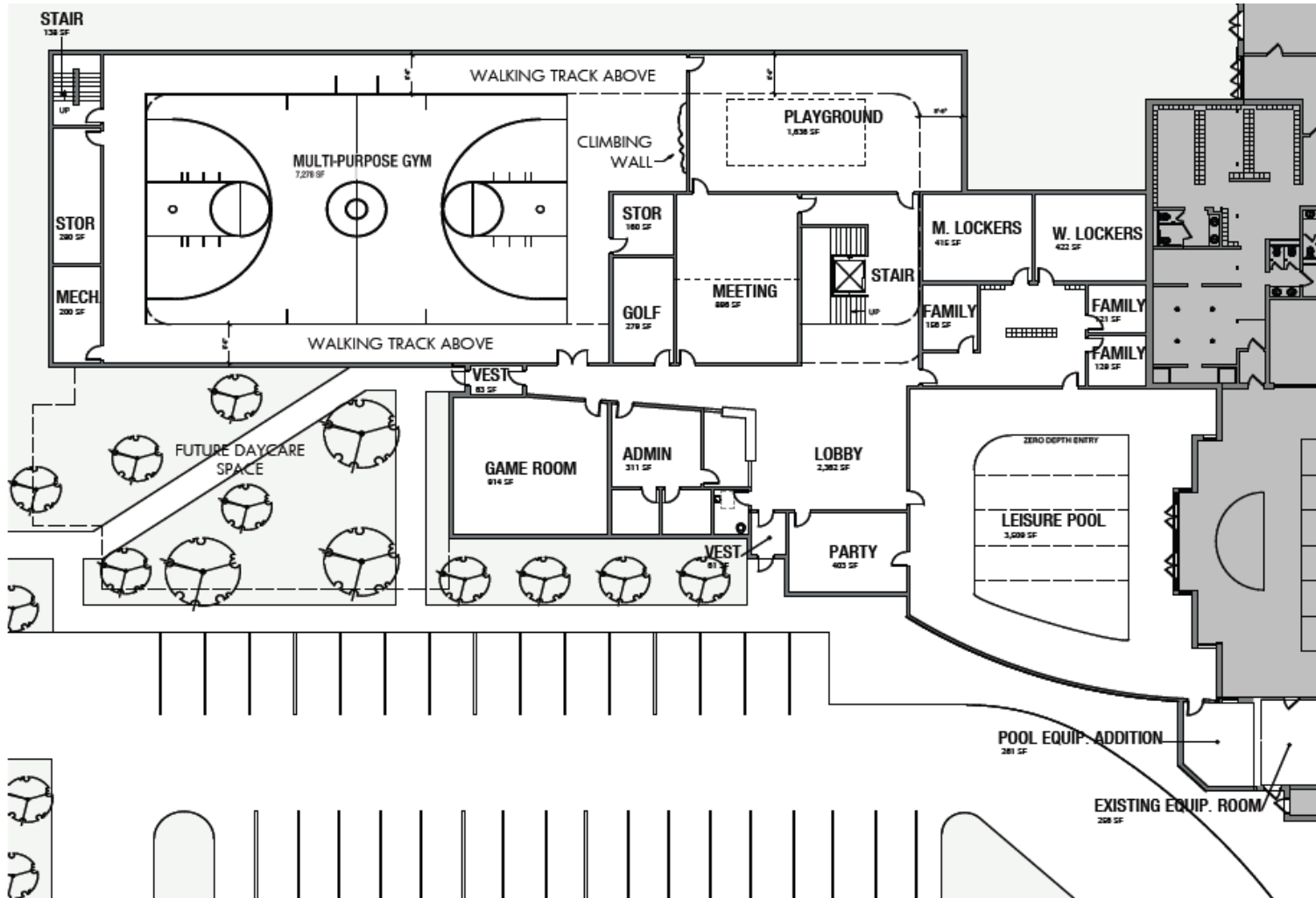
- Multipurpose gymnasium
- Indoor playground
- High-quality fitness equipment for both cardiovascular training and strength training
- Leisure and lap swimming pools
- Spaces for group fitness, cultural and educational events
- Climbing wall, golf simulator and game room

SITE LOCATION



Locating the facility adjacent to the existing Roseau Community School has the greatest potential benefit as it would provide an opportunity to share the use of the current aquatic spaces. This would bring value to the project such that the project would not need to construct a new aquatic facility, operational costs could be shared through a partnership with the school district, and the city could enhance the aquatic opportunities to the community with new and expanded programming for the space.

FIRST FLOOR PLAN

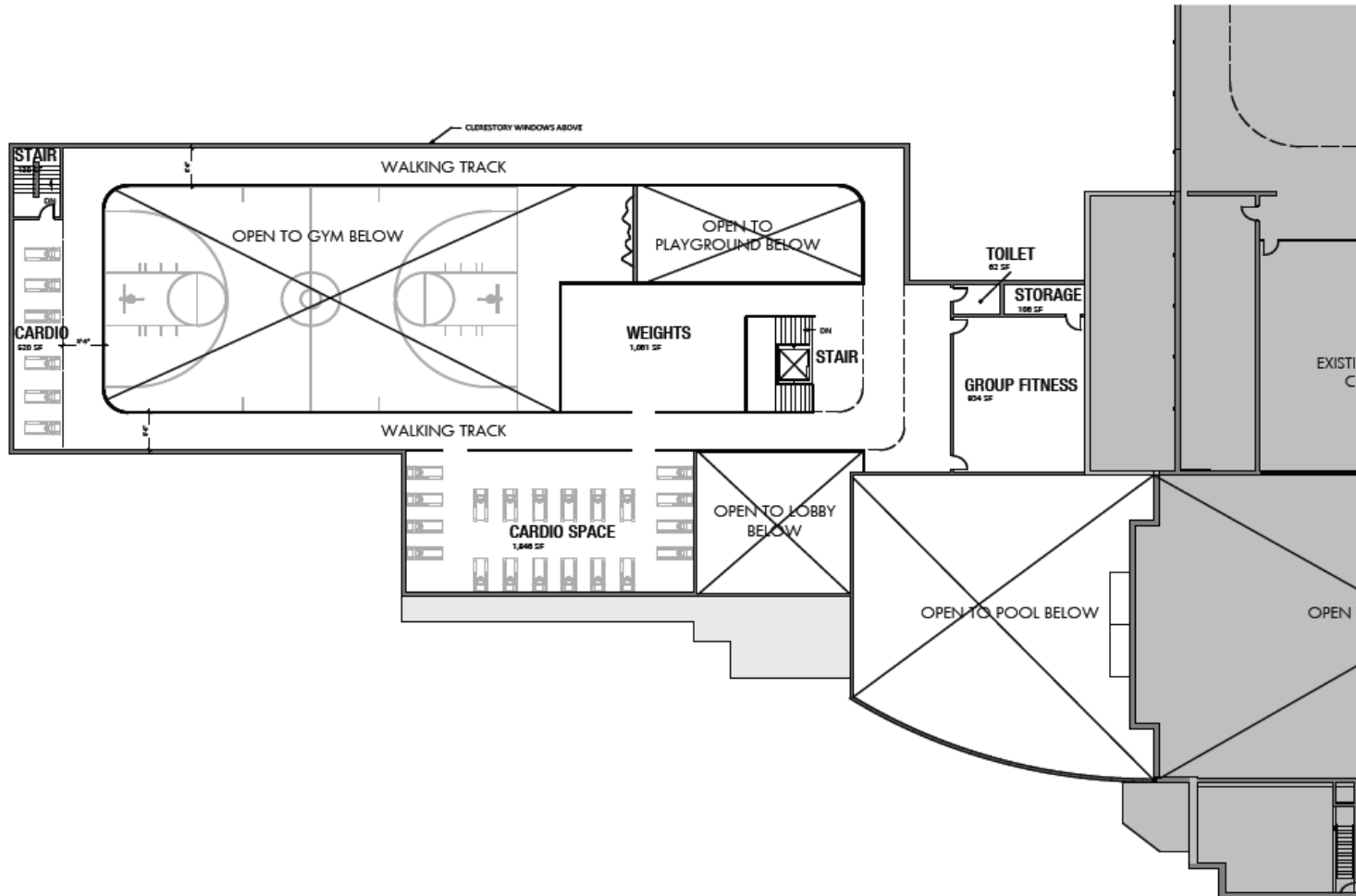


The proposed first floor plan includes:

- Multi-use Gymnasium and Rock Wall
- Leisure Pool
- Playground
- Golf Simulator
- Meeting Spaces
- Game Room
- Party Room

Approximate square footage: 22,000

SECOND FLOOR PLAN



The proposed second floor plan includes:

- Walking Track
- Cardio Equipment
- Weights
- Group Fitness area

Approximate square footage: 6,500 – 6,700