It's more than a building... It's a Community!



AVON COMMUNITY CENTER
AVON, MN

EXTERIOR RENDERING
PRELIMINARY NOT FOR CONSTRUCTION

hma ARCHITECTS

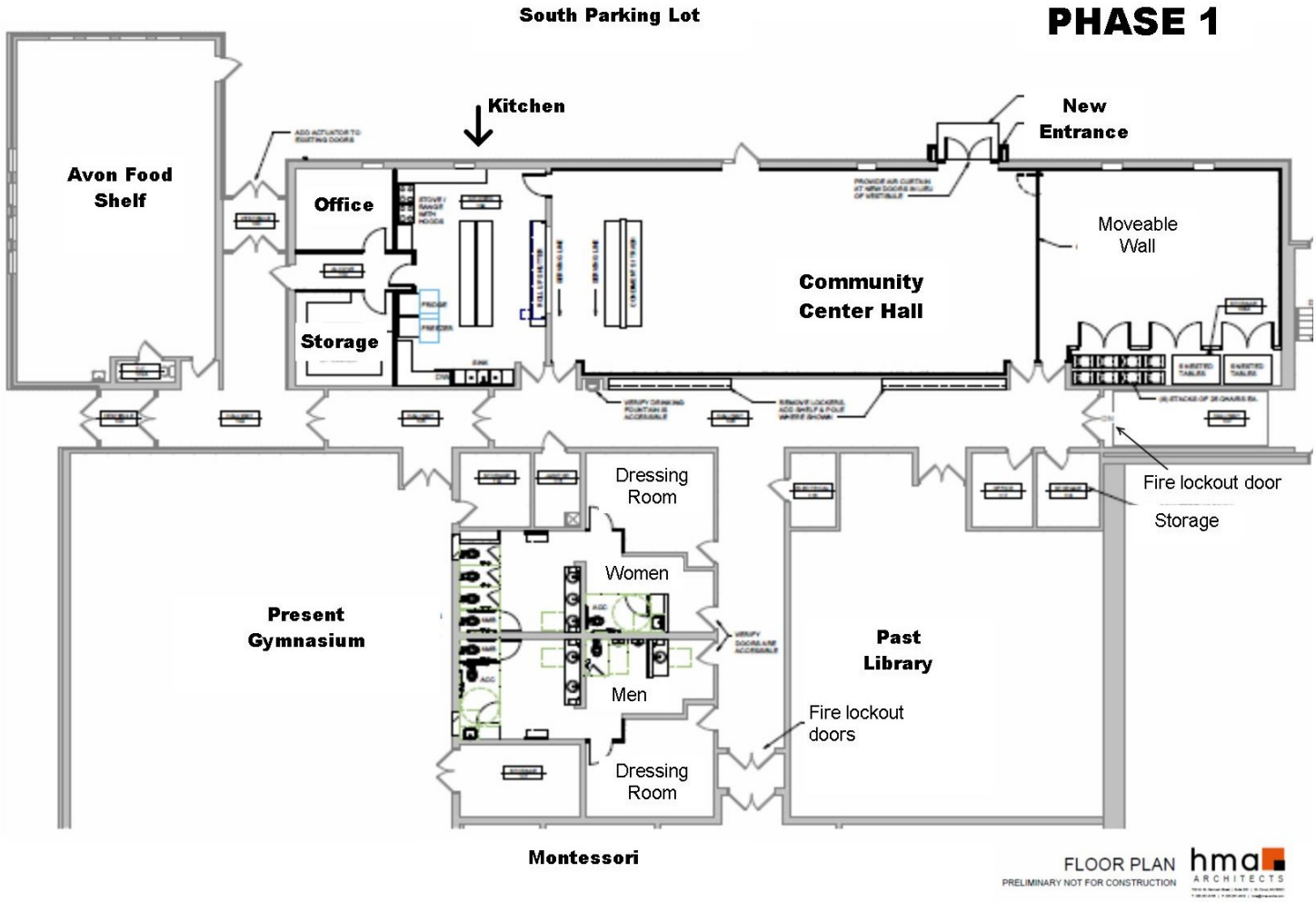
212 First St SW #7
Avon MN 56310

2026

Introduction

Over the Hills of Avon Seniors was established in 2005 and initially met in the City Hall's large meeting room. However, by 2019, the group's membership had grown to over 75 members, necessitating a search for a new location to accommodate meetings and foster community connections. Recognizing the need for a community center to serve both seniors and the expanding area population, a committee was formed to identify a suitable building. A 501(c)(3) status was obtained to allow tax-deductible donations.

After evaluating several sites, a generous offer was made in 2025 by St. Benedict's Catholic Church in Avon. St. Benedict's proposed to donate the entire school and surrounding grounds to the city, with portions of the building already leased to Montessori on Main, Avon Food Shelf, and Albany/Avon Just for Kix's, as well as many other uses by organizations and the community. With this donation now completed, we are poised to remodel and create a well-functioning facility that meets the community's needs. The current building, though built in stages, was well constructed and will serve us well into the future. It is in need of updates to facilitate the new community center. A planning committee has been working hard with architects and builders to meet the needs we envision in this endeavor. With a structurally sound building and adequate parking, we now embark on phase 1 of our center.



Our Needs:

The building is structurally sound but requires significant transformation to convert it from a school into a modern community center. To create a spacious area that can host up to 200 people for events and 250 for business functions, we will remove classroom partitions and construct a Great Hall, along with a catering kitchen, kitchen storage, and office space.

The renovation will involve removing concrete walls, stripping out the carpeting, and installing sheetrock, insulation, and new flooring to ensure the facility meets community needs effectively and complies with the current building codes. A new double door will be installed in the Great Hall as a main entrance into the building.





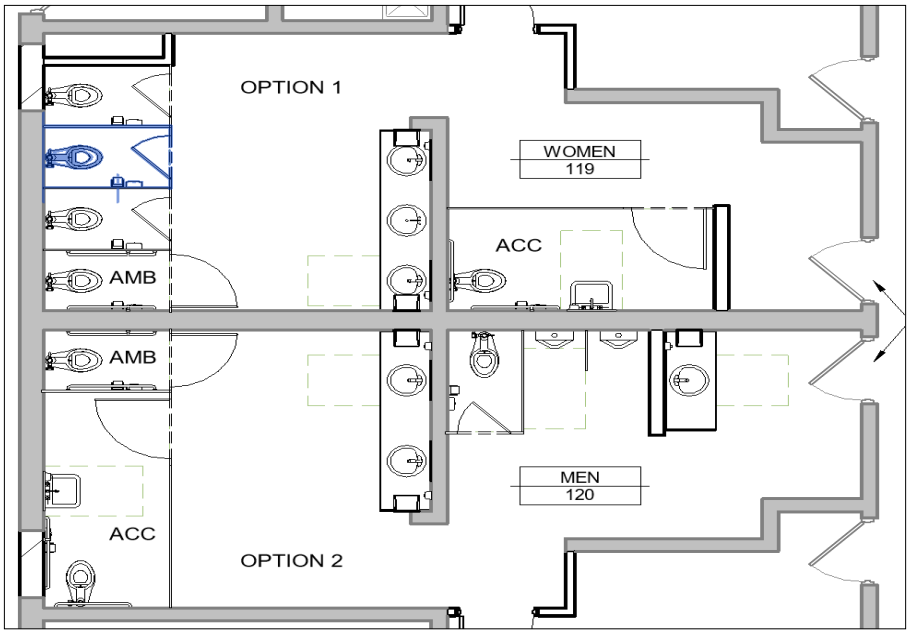
Hallways-

The ceiling tile, carpet, and student lockers will be removed. Although they need to be cleaned, the brick walls in the halls look great! There is a ventilation unit in the hallway that will need to be removed as it will not be adequate enough once the building is complete. New ceiling tiles and flooring will be installed. Two separate locations in the hallways will have fire lock-out doors installed, which will shut automatically in the event of a fire. There are outdoor escape routes from every part of the building.



Restrooms-

In order to adapt useage to the requirements of the Americans with Disabilities Act, four restrooms must be brought up to Minnesota code. For formal events that require accommodations for changing clothes, dressing rooms will be connected to the restrooms. Weddings will really benefit from this.
Going down the hallway towards the church there is another set of smaller bathrooms that also need to be upgraded to meet ADA regulations.





Extra Space-

A large space that was formerly a library is located across the hall from the Great Hall. For smaller gatherings, this will be a sizable meeting area. To change the room's appearance, the carpeting and windows must be removed, and the walls covered with sheetrock.

Roof Upgrades~

Roof repairs will be done in phases since they are currently up to date. Since there are so many different areas of roof, it has been divided into sections to designated repairs. It is a flat roof with the gravel coating.

Two-Story Building-



The west side of the complex contains a 2-story building that was the original elementary school built in 1909. There is no elevator in this area, so the second floor is not ADA accessible. It has 4 classrooms on the lower level and 6 classrooms on the upper level. Two of the smaller classrooms are above the lower level restrooms. At one time, these were restrooms. All the windows in this building should be replaced for some are single pane and the screens are in poor shape. There is no air conditioning in this part of the building. Carpeting should be removed and walls covered with sheetrock. Lower ceilings would help in some classrooms, as the current ones are about 12 feet high. These classrooms are currently used sporadically for meetings, family events, religious classes, etc.



The cost to make these improvements to an old building will be significant and are not in the Phase I building renovations. There are other rooms that can be used for the reasons mentioned. There is a high demand in the community for gymnasium space, and the current gym is small and not built to appropriate court size. The preferred Phase 2 plan is to remove the old elementary school and replace it with a new gym. Instead of spending money on fixing up the old school, it would be converted into a new space that is sized appropriately for various sports and fitness needs.

Our Plans-

A planning committee has been working hard on the steps to remodel for this building. With the help of architects, construction contractors and community assistance, the design and layout planning is coming into place.

~Phase One~ Our vision is to remove classroom walls on the south side of the building creating one large rectangular room with an updated kitchen/storage room/office on the east end. A new double exterior entrance door will be created. Restrooms closest to the existing gym will be renovated to meet ADA codes. Heating/air conditioning system will be installed to provide even heating & cooling throughout the building plus a new air exchange system. Fire alarm and security system will be upgraded. The old library space is included in this update.

~Phase Two~ Our plan is to demolish the 1909 building and replace it with a gymnasium, new bathrooms and furnace utility room. If the City of Avon decides to have it remodeled instead, we would plan to remodel all classrooms with new windows, walls, lower ceilings, air conditioning/heating, new flooring, the installation of elevator plus the roof upgrades.

Building Costs-

The cost estimate for Phase One is approximately $1,650,000. with Phase Two costs between $1,750,000 or more for remodeling to $3,350,000 for a new gymnasium and related improvements. While there may be some cost savings in pursuing both phases at the same time, due to the pressing need for a new community center space the Avon Community Center Board has decided to prioritize Phase One at this time. We strive to be transparent with our building expenses and will provide updates as we secure bids.



Photo of current building

Phase One-		
Renovation of South Class Rooms for future Community Center	$	710,000.
Addition of Kitchen and Equipment	$	55,000.
Renovation of Central Restrooms	$	85,000.
Security System Upgrades	$	10,000.
Roof Updates	$	350,000.
Library Renovation	$	175,000.
West Restrooms	$	115,000.
Construction Contingency	$	150,000.
Phase One Total	$	1,650,000.
Phase Two -		
Remodel 1909 building or replace with new gymnasium		
Phase Two Total		$1,750,000.— $3,350,000.
Phase One and Two Total		$3,400,000.—$5,000,000.

Next Steps-

To raise the needed money, we are conducting a Captial Matching Grant Campaign up to $500,000. along with a Community Center Mass Mailing in which donations will also be included in the matching grant.

Our Goals-

Our minimum goal of $1,650,000 enables us to complete Phase One and begin some work on Phase Two. Our Stretch Goal of $5,000,000 will enable us to complete both Phases of the entire project. In order to reach our goals, we need many gifts, some of them substantial.

Two Ways to Give: Giving More Than You Thought You Could-

There are two great ways to give.

- Pledges can be paid in full or over three years. This is the way most people can make significant donations. Pledges can be paid annually, semi-annually, quarterly, monthly, over three years. Please consider an initial payment of 10% at the time of your pledge.

- Make a non-cash gift. These might be gifts of marketable securities.

Conclusion-

By donating to this community endeavor, you will be helping to create a hub in Avon that can provide more than any other building in our area. This structure will provide a gathering place like no other in Avon.

We need you to be part of this center.
Any donation amount is welcome and all are progressive donations to increase your placement on the Avon Community Center Donor Level.
A Sponsor Plaque will be placed on the inside wall of the Community Center with Donors names in the color of the donations over $1,000.
Thank you for being part of an exciting endeavor for our community.

Avon Community Center Donor Levels



$1000-$24,999



$100,000-$249,999



25,000-$49,999



$250,000- above



$50,000-$99,999

DONATION/PLEDGE FORM

* **Donations: One-Time Payment NOW**

** **Pledges: Promise of contributions**

View & give through our Zeffy online giving campaign!

☐ Amount of One-Time Donation $_____ Date: _____

☐ Pledge $_____ ☐ Monthly ☐ Annually

Name/Business Name: _____ Signature: _____

Address: _____

Phone Number: _____ Email Address: _____

Detach the Donation/Pledge Form & Mail with your donation/pledge to:

Make checks Payable to: **Over the Hills of Avon** **Memo: Avon Community Center**

Please mail to: Over the Hills of Avon, PO Box 302 Avon MN 56310

501(c)(3) non-profit organization—Federal identification Number: 84-2480636

You can also donate or obtain further information at our website at: www.avoncommunitycenter.com