

EXHIBIT A1

Keller Senior Activity Center Study

Program of Spaces

Space	Area	Subtotal (Proposed)	Capacity	Potential programming options & uses
<b>A</b>	<b>Public Spaces</b>	<b>17149</b>		
	Large Multipurpose Flex (divisible x3)	2610	40 - 300	Special events / fairs
	Storage	400		Meal serving
				Socials / wellness / fairs
				Bingo / mobile gaming & tourney
				Music / movies / presentations
	Dining / gaming	500	20 - 50	Meal programs
	Kitchen	275		Nutrition & cooking classes
	Pantry	200		
	Fitness	1000	50	Cardio / weights
	Group Exercise	0		
	Storage	0		
	Classroom	400	20 - 45	Various classes
	Storage	80		Lecture style and hands on
	Arts & Crafts	1000	30-50	Painting / crafts / maker space
	Storage	160		
	Kiln	80		Ceramics
	Pottery wheel & storage	0		
	Billiard/Game room	1000		Fixed gaming
	Lounge ("living room")	800	50	Study / puzzles / etc.
	Lobby	300	20	Library / Senior Store
	Outdoor patio	800	50	Social
	Senior store (display case)	50		
	Active multi-purpose room	6864	450	Court sports
	Seating	130		Group exercise / yoga / martial arts
	Storage	500		Dance / "Ageless Grace"
<b>B</b>	<b>Administrative</b>	<b>990</b>		
	Individual Office	240	3	Full time staff
	Open offices	240	2 - 5	PT staff & volunteers
	Work / break room	200		
	Staff toilet	60		
	Conference	250	8 - 10	
<b>C</b>	<b>Storage</b>	<b>400</b>		
	Central Storage	300		
	Janitorial	100		
<b>D</b>	<b>Support</b>	<b>1120</b>		
	Public Toilets	700		Multi-stall, ADA-compliant
	Control desk	60		
	Data room	80		
	Electrical	80		
	Mechanical	100		
	Laundry	100		
	<b>Subtotal (net)</b>			
		<b>19,659</b>		
	Circulation Factor	18.0%		
			3539	Walls, corridors, etc.
	<b>Total area</b>			
			<b>23,198</b>	