

Gro — for YMCAs FACILITY SERVICES MATRIX

	DEVELOPMENT	DESIGN	INTERIORS	MANAGEMENT	
1	Movement-Related Initiatives	YMCA Design Standards	YMCA Branded Standards	Movement-Related Initiatives	1
2	Research & Analysis	Research & Analysis	Interior Finish Standards	Research & Analysis	2
3	New Center Programming & Budgeting	Center Schematic Design	Center Furniture Selection & Procurement	Peer Network Hosting	3
4	Initial Developer Interface	Refined Schematic Design & Design Dev. Consulting	Center Branding & Signage Programs	Center Facility Mgmt. & Maintenance Consulting	4
5	Association Real Estate Portfolio Strategy	Cost Estimating & Leveling	Center Interior Finish Selection	Facility Mgmt. & Maintenance Training & Certifications	5
6	Development Scenario & Cost Modeling	Construction Document Review		Vendor / Supplier Interface	6
7	Professional Services Selection	Pre-Construction Support		Facility Audits Support	7



 = Included in YMCA Fair Share Support

 = Fee-for-Services (Below Market Rates)

FACILITY SERVICES DESCRIPTIONS

DEVELOPMENT

1. MOVEMENT RELATED INITIATIVES:

Support of Y-USA initiatives

2. RESEARCH & ANALYSIS:

Review & analysis of emerging development trends & benefit to YMCA facility development

3. NEW CENTER PROGRAMMING & BUDGETING:

Programming: definition of building venues & areas that define a total recommended facility size in square feet. Budgeting: budget values for major cost categories that define the total cost for a capital project.

4. INITIAL DEVELOPER INTERFACE:

Communication and representation of the YMCA movement to developers

5. ASSOCIATION REAL ESTATE PORTFOLIO STRATEGIES:

Development of facility strategies to meet service area needs with definition of site

6. DEVELOPMENT SCENARIO & COST MODELING:

Facilitating the preparation of detailed cost estimates for all construction-related work/improvements, and the estimates for all corresponding project soft costs.

7. PROFESSIONAL SERVICES SELECTION:

Selection of design professionals, including material development, interface and conducting interviews for architects, contractors and other professional service firms

DESIGN

1. YMCA DESIGN STANDARDS:

Recommended facility design by venue & building system performance standards

2. RESEARCH & ANALYSIS:

Study & recommendations of common facility solutions

3. CENTER SCHEMATIC DESIGN:

Custom facility design for new & existing Y facilities, camps and build-outs

4. REFINED SCHEMATIC DESIGN & DESIGN DEVELOPMENT CONSULTING:

Detailed review of materials developed by local architectural & engineering (A/E) teams

5. COST ESTIMATING & LEVELING:

Detailed review & analysis of project costs

6. CONSTRUCTION DOCUMENT REVIEW:

Detailed review of materials developed by local A/E firms

7. PRE-CONSTRUCTION SUPPORT:

Consulting services for YMCA teams up to commencement of construction. Includes development of fundraising collateral such as plans, budgets and project imagery (renderings)

INTERIORS

1. YMCA BRANDED ENVIRONMENTS STANDARDS:

Standard strategies for contemporary YMCA interiors, including colors, materials, graphics and signage recommendations

2. INTERIOR FINISH STANDARDS:

Recommended materials & colors for YMCA facilities including outline specifications

3. CENTER FURNITURE SELECTION & PROCUREMENT:

Management of the selection, delivery & installation of custom strategy for furniture in all venues of a YMCA project

4. CENTER BRANDING & SIGNAGE PROGRAMS:

Custom branding & signage strategies, including selection, procurement & installation of materials

5. CENTER INTERIOR FINISH SELECTION:

Custom project-specific finish selection for contemporary YMCA interiors

MANAGEMENT

1. MOVEMENT-RELATED INITIATIVES:

Support of Y-USA initiatives

2. RESEARCH & ANALYSIS:

Development & analysis of facility management strategies for YMCA facilities. Outcomes are shared and available to all Ys through resource network

3. PEER NETWORK HOSTING:

Management of online and in-person networking of Y staff with similar challenges and expertise

4. CENTER FACILITY MAINTENANCE & MANAGEMENT CONSULTING

Provide direct consultation to local YMCA staff on facility management and maintenance issues and questions

5. FACILITY MANAGEMENT & MAINTENANCE TRAINING & CERTIFICATIONS:

Facilitation of training and certification of staff in operation of YMCA facilities and building systems

6. VENDOR / SUPPLIER INTERFACE:

Manage relationships with vendors that provide materials or services on a nationwide basis. Includes leveraging of national footprint in negotiations and resolution issues

7. FACILITY AUDIT SUPPORT:

Facility audits by 3rd-party providers with RFP support, deliverable requirements, & review by Gro