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## Frequently Asked Building Questions

**Name:** The Salvation Army Ray and Joan Kroc Corps Community Center

**Location:** On “Y” Street, between 27<sup>th</sup> and 30<sup>th</sup> Streets (Historic South Omaha). Near Upland and Keith Parks. Formerly the Wilson Meat Packing Plant site.

**Address:** 2825 Y Street, Omaha, Nebraska 68107

**Owner and Facility Manager:** The Salvation Army – Central Territory

**Facility Size:** 122,400 square feet of building space on 15.42 acres, or 6 square city blocks

**Construction Cost:** \$30 million

**Construction Time:** July 2007 to November 2009

**Construction Company:** Kiewit Building Group ([www.kiewit.com](http://www.kiewit.com))

**Architect:** HDR Architects, Omaha, Nebraska ([www.hdrinc.com](http://www.hdrinc.com))

**Project Oversight:** Heritage Services has contracted with The Salvation Army to develop the Kroc Center for its construction management, financial, fundraising, public relations and legal accounting expertise through the construction of the project

**Key Features:**

3-court gymnasium complex with 17,041 square feet of space

Aquatic center with zero-depth entry recreation pool, lazy stream, 10-foot pool deck, water slide, six-lane (25-yard) competition pool

State-of-the-art Fitness Center

Group Fitness Room

Education Center

    Computer Lab

    Resource Lab

    Reading Lounge

Atrium (main lobby entrance)

Classroom Complex (8 large-sized classrooms)

Concessions

600-seat assembly hall

Fellowship Hall (seating 400 for dinner seating)  
Party Rooms (3)  
Prayer Chapel  
Game room  
Kids' Zone I and II  
(Outdoor playground)  
Full-service kitchen  
Family Services Center  
Administrative Offices  
Board Room  
Conference Room  
Festival Plaza and Outdoor stage  
390,000 square feet of total green space  
Sports Fields Complex

**Number of rooms:** 178

**Natural light:** 14 percent of the Kroc Center (13,941 square feet) is made up of glass which provides for an abundance of natural light keeping the building's carbon footprint to a minimum

**Exterior:** The exterior skin of the building is comprised of preformed metal siding, architectural and structural precast concrete, curtain wall and storefront glass assemblies, concrete masonry units and EPDM Roofing.

- 51,149 square feet of preformed metal siding
- 37,550 square feet of architectural and structural precast concrete
- 13,941 square feet of curtain wall and storefront glass assemblies (glass)
- 12,800 square feet of concrete masonry units (concrete block)
- 112,815 square feet of EPDM rubber roofing
- 118,169 square feet of asphalt paving
- 33,609 square feet of concrete paving
- 436 total parking spaces
- 51,060 square feet of concrete sidewalks

**Exterior garden and lawn:** The surrounding green space of the Kroc Center will include:

- 388,640 square feet of green space
- 242 trees
- 660 shrubs
- 2038 perennials
- 947 sprinkler heads
- 10 drip areas

**Gymnasium:** Total square footage of the gymnasium is 17,041. South facing "ribbon-windows" allow for an abundance of natural light. Gym area consists of three basketball courts or three volleyball courts and can accommodate approximately 1000 spectators. The state-of-the-art, multi-layer composite floor covering is used throughout the gym arena.

**Pool:** The facility contains a recreation pool and a six-lane competition pool with a total of 7,754 square footage of surface water and 210,451 gallons of water. It takes 24 hours to fill the competition pool and 12 hours to fill the recreation pool. The waterslide is 75.11 linear feet in length. A ten-foot pool deck surrounds both pools. Additional pool facts:

- 3433 square feet of water in competition pool and 4321 square feet of water in recreation pool
- 128,574 gallons of water in competition pool and 81,877 gallons in recreation pool
- The entire pool area can accommodate more than 600 people

**Severe Weather Shelters:** Located along the north corridor

**Heating and cooling:** The building contains 16 roof top air handling units, 38 heat pumps, 5 boilers, 1 split system, 1 cooling tower, 1 heat recovery wheel, 8 exhaust fans to condition (heat and cool) approximately 3,100,000 cubic feet of total airspace

**Other building facts:**

- Staggered colored windows throughout the facility (colors coincide with “Doors of Opportunity” logo)
- 764 tons of structural steel used throughout the facility
- 44,013 of interior concrete masonry unit walls
- 598 truckloads of concrete used on project
- HVAC designed to heat and cool more than 3.1 million cubic feet of airspace
- 1,077 gallons of paint will be used
- 29,532 linear feet of drilled piers
- 452 foundation drilled piers (14-inch diameter) throughout the facility
- 57 toilets
- 16 urinals
- 45 sinks
- 30 showers
- 1643 permanent interior light fixtures
- 1131 fire sprinklers

**Architectural Statement:**

The Salvation Army’s Ray and Joan Kroc Corps Community Center in south Omaha has been designed in an effort to have a minimal carbon footprint. Beginning with the site selection, the Kroc Center is located on a Brownfield site. A former meat packing plant occupied the land and was demolished with both Phase One and Phase Two Environmental Assessments being completed.

Care was taken to weave the design into the topography, balancing the cut and fill. Three major components of the building’s program (including the indoor aquatics complex, the gymnasium, and the assembly hall) step down the topography, following the lines of the site.

Day lighting is used extensively throughout the design reducing the need for artificial lighting. Windows are oriented to maximize light and minimize solar heat gain. Building elements shade direct southern sun from entering the facility reducing the demand on HVAC systems. Early in the schematic design phase, energy studies were performed to determine the optimal configuration.

Materials and finishes that can be recycled were selected as primary building components including glass, steel, and concrete. Finishes are eco-friendly with low VOC’s (volatile organic compound). Products with recycled content are used throughout the building.

(Revised June 29, 2009)