

PARKS, RECREATION & CULTURAL SERVICES DEPARTMENT
MEMORANDUM #26-2017

DATE: December 4, 2017
TO: Honorable Mayor Carol Dodge and City Council Members
FROM: James A. Hayes, AICP, City Manager *JH*
Amanda J. Peterson, Director of Parks, Recreation and Culture *ajp*
SUBJECT: Recreation Center Assessment Update #2

PURPOSE

Dave Hammel, Principal Architect with Barker Rinker Seacat, will provide an update on the progress made thus far on the Facility, Programming and Staffing Assessment for a New Recreation Center, Senior Center and Theatre. Mr. Hammel will provide an overview of the public outreach participation, the trends that could be seen in the feedback, and the progress that the advisory group has made.

BACKGROUND

At the June 26 City Council meeting, the city contracted with Barker Rinker Seacat to complete a Facility, Programming and Staffing Assessment for a New Recreation Center, Senior Center and Theatre.

A budget of \$40 million for the facility and \$13 million for infrastructure was identified in the Civic Center Master Plan. Funding exists to support these expenses in the current budget, with funding identified from the 2% marijuana sales tax, the ½% sales tax and the existing general fund transfer to the capital projects fund.

UPDATE

At this time, the assessment project is over 50% complete.

The initial round of public engagement focused on two questions. The first asked if residents and facility users were interested in a new facility. The second asked what types of amenities are desired in a new facility. Staff and the consultant team utilized a variety of mechanisms to reach the public, including intercept events, an open house, and an online survey. There were over 150 individuals in attendance at the open house, and over 525 individuals provided feedback on the survey.

Demographic information was collected in the online survey. Of those that responded to the survey online, 85% were residents of Northglenn. From all survey respondents, 90% were in favor of a new facility, 7% stated that they needed more information and 3% were not in favor of a new facility. Based on the survey data, the types of amenities desired in a new facility varied greatly, with a gymnasium identified as the "most important" and a racquetball court and rock climbing wall identified as the "least important" overall. A summary can be viewed on slide 11 of attachment A.

More detailed feedback was then sought from focus groups. A group of 10-15 individuals represented each of four groups – Senior Center, General Recreation, Aquatics and Theatre & Culture. These groups responded to the initial survey data and provided additional feedback about the way each of the specialized recreation and theatre components serve the community.

Some components that may have ranked lower in importance to the general community (such as a wood/scene shop), were identified as being necessities to the groups that have more hands on knowledge of those spaces and their functions.

The Project Advisory Group has participated in three workshops thus far. Through these workshops the group has become familiar with the existing building, the Civic Center Master Plan and the survey data. At the second workshop, the group was provided with a summary of all of the survey data, as well as the information gleaned from the focus groups. The advisory group evaluated that data, and participated in an exercise that allowed small groups to weigh the public desires, the focus group data and their own experience with the cost and potential revenue generation of each of the proposed spaces. Recreation staff participated in a similar exercise. The group then came to consensus regarding the proposed spaces, referred to as the "program." A summary of this process can be seen on slides 14-17 of attachment A.

The general consensus showed a desire to maintain and improve the types of amenities and programs that are currently offer (racquetball was an exception to this), with more dedicated use spaces for the senior center, preschool, theatre rehearsal and fitness, and the addition of larger gathering spaces such as a multi-purpose ballroom. There was also a desire for better support spaces, including storage and a catering kitchen. Other priorities that were identified include a leisure pool with a zero-depth entry, a dedicated main floor entry for the senior center, easily accessible parking and a dedicated entrance for the theatre with good noise separation.

At the third workshop, the advisory group evaluated two possible organizational diagrams, each of which incorporated all of the priorities listed above (see slides 19-21). This process allowed the group to provide feedback to the consultant team regarding the adjacency of particular uses within the program. The group generally preferred option 2, but made some suggestions that the architects incorporate into the diagrams, and bring back for further discussion at the next workshop. The advisory group also provided some very preliminary feedback regarding the participants likes and dislikes about potential exterior architectural preference.

BUDGET/TIME IMPLICATIONS

The project remains on schedule. The key dates for public engagement are as follows:

Council Updates

- *Kickoff: July 17, 6 p.m. (complete)*
- *Update 1: August 7, 6 p.m. (complete)*
- *Update 2: December 4, 6 p.m.*
- *Update 3: March 5, 6 p.m.*
- *Acceptance of Final Report: March 26, 7 p.m.*

Project Advisory Group Workshops

- *September 13, 4-8 p.m (complete)*
- *October 25, 4-8 p.m. (complete)*
- *November 8, 4-8 p.m. (complete)*
- *December 13, 4-8 p.m.*
- *January 31, 4-8 p.m.*

Public Input

- *Pirate Fest Intercept: September 16, 11 a.m. -1:30 p.m. (complete)*
- *Recreation Center Intercept: September 23, 9 a.m.- 12 p.m. (complete)*

- *Open House 1: September 27, 5-8 p.m. (complete)*
- *Focus Groups: October 10, 3-8:30 p.m. (complete)*
- Open House 2: February 13, 5-8 p.m.
- Staff Led Intercepts: February 14-18

NEXT STEPS

The final two Project Advisory Group workshops will be held in December and January. At that time, the advisory group will provide further feedback regarding modified organizational diagrams, as well as further define the architectural preferences. The advisory group will also see data from Ballard King about the potential maintenance and operations costs, based on the identified program. By the end of the fifth workshop, the committee will be ready to recommend a program and an organizational diagram, and have an understanding of the associated construction estimates and ongoing maintenance and operational costs.

Once the advisory group completes their recommendations, the final open house and public outreach will be held in February. Public feedback and the advisory group recommendations will then be brought forward to Council for discussion and input at a study session, with adoption of the final report scheduled for late March 2018.

COUNCIL OPTIONS

This update is intended to be informational, there are no specific decisions needed at this time. Questions, comments or concerns about the process are welcomed.

STAFF REFERENCE

For additional information, please contact Amanda Peterson, Director of Parks, Recreation & Culture at apeterson@northglenn.org or 303.450.8950.

ATTACHMENTS

ATTACHMENT 1 BRS Presentation

NORTHGLENN COMMUNITY RECREATION CENTER

CITY OF NORTHGLENN



BARKER
RINKER
SEACAT
ARCHITECTURE



Southeast Recreation/Cultural Community Center
(DRAFT) FACILITY PROGRAM
Barker Rinker Senior Center
Date: February 2015
Revised:

	Program Space	Net Area	Ext	Average Total Total S Prog
X	Facility Administration	1,908		
	Facility Supervisor	150		
	Assistant Facility Supervisor	120		
	Programmer's Work Room	240		
	Administrative Assistant	100		
	Count Room	80		
	Work Room	250		
	Break Room	200		
	Conference Room	200		
	Computer Server Room	150		
	Storage	100		
	Circulation	318		
X	Required Building Support Spaces	11,120		
	Pre-Control Lobby	1,500		
	Lounge	900		
	Control Desk	300		
	Men's Locker	1,200		
	Women's Locker	1,200		
	Family Lockers (8)	2,000		
	Vending Machines	150		
	First Aid	80		
	Men's Toilets	300		
	Women's Toilets	300		
	Custodial Closets	150		
	Building Mechanical Room	400		
	Sprinkler Valve Room	90		
	Main Electrical Distribution Room	250		
	Maintenance/ Receiving/ Loading	900		
	Custodial Workroom/ Supply	300		
	Maintenance Office	100		
	General Building Storage	1,000		
X	Café / Juice Bar	500		
	Café Seating	250		
	Food Preparation Area	150		
	Storage	100		
X	Hospital Wellness Center	2,880		
	Lobby/ Reception Area	300		
	Offices	480		
	Work Room	250		
	Assessment Rooms	600		
	Therapy Area	1,000		
	Storage	250		
X	Senior Adult Lounge	1,500		
	Lounge area	1,350		
	Staff office	100		
	Storage	50		
X	Senior Wellness Center	620		
	Waiting Room	250		
	Exam rooms	240		
	Changing room/ toilet	80		
	Wellness Storage Room	50		



PUBLIC INPUT

PROGRAM/MARKET

COSTS/PRO FORMA

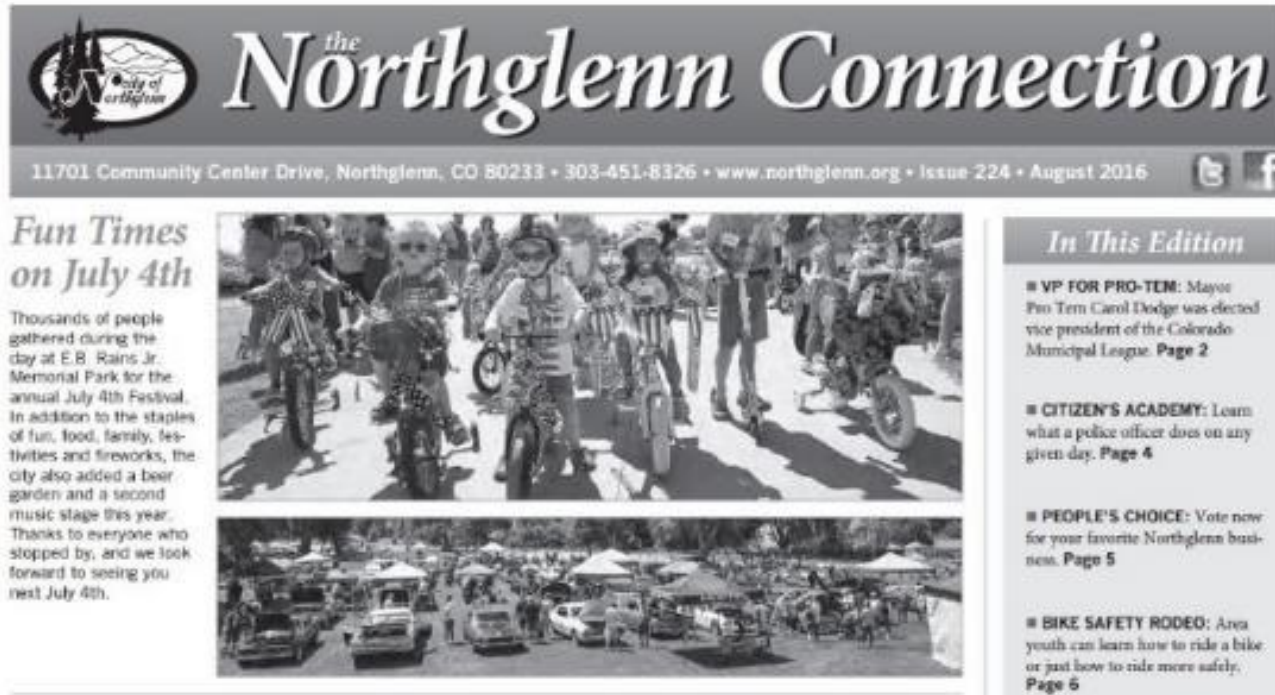
CONCEPT DESIGN

IMPLEMENTATION

PUBLIC ENGAGEMENT

WE HAVE THE RESULTS

Engagement Process



Community Engagement Tools

- Stakeholder /Focus Groups
- Open House
- On Line Survey
- Newsletter content
- On-Line /Social Media
- One Intercept event at Pirate Fest
- One Intercept event at Rec Center
- Facility Benchmark Survey

WE ENGAGE - TOOLS



**Intercept Event-
Pirate Fest & Rec Center**



ENGAGEMENT TOOLS



Open House – More than 150 Attendees

ENGAGEMENT TOOLS



- **Survey Results**
- **Focus Groups**
- **Comments**
- **Budget**
- **Program Card Game**
- **Benchmark Facilities**
- **Site Analysis**
- **Facility Tour**



Stakeholder / Focus Group Interviews

IDENTIFIED GROUPS


1. SENIOR ORGANIZATION
2. AQUATICS
3. GENERAL RECREATION
4. THEATER / CULTURAL ARTS

Survey Collection

124 Open House
71 Rec Center Intercept
42 Pirate Fest
120 Additional
168 Online
= 525 Total Surveys

85% of Respondents were
Residents of Northglenn

SURVEY

 **NORTHGLENN RECREATION, THEATRE & SENIOR CENTER STUDY**

Welcome! Your attendance and feedback are greatly appreciated.

The purpose of this event is to educate, explore and engage the community, and we need your help to refine the preliminary program space list for the Northglenn Recreation, Theatre & Senior Center Study

A. Do you feel there is a need for a new Recreation Center / Senior Center / Theatre?

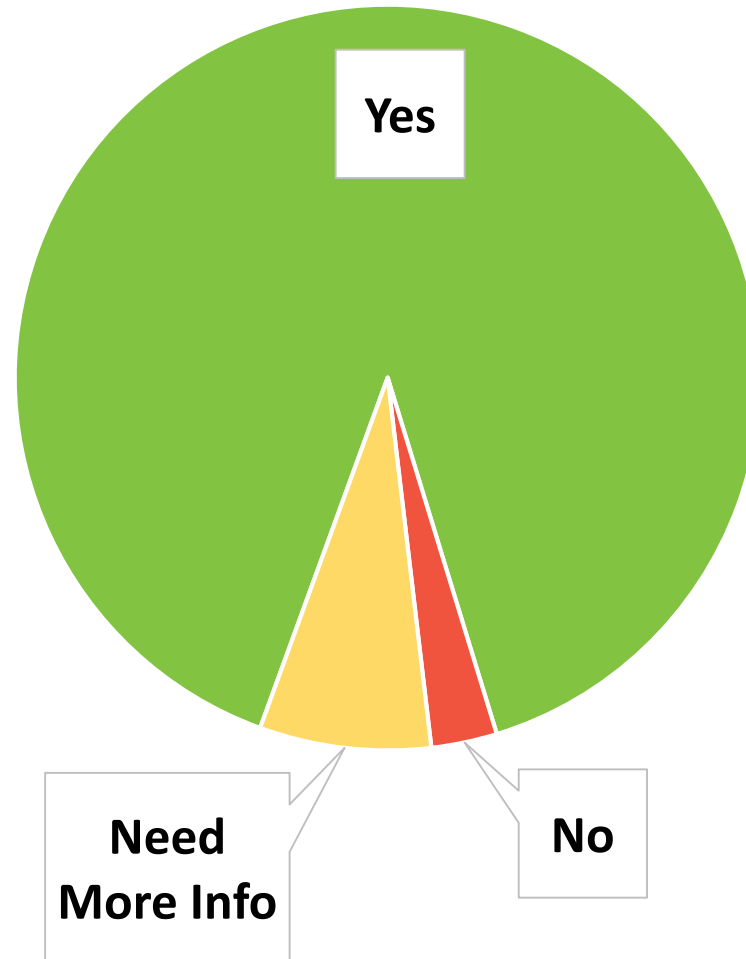
☐ YES ☐ NO ☐ NEED MORE INFO

B. Assuming the new Recreation Center/ Senior Center/ Theater is built, how important is it to include the following program spaces? Please make one selection per line.

	No Opinion	Not Important	Somewhat Important	Very Important
Gymnasium	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Indoor Running / Walking Track	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Weights / Cardio Equipment Area	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Aerobics / Dance / Spin / Yoga	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Racquetball	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Rock Climbing Wall	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Leisure Pool w/slide & beach entry	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Lap Pool (6 Lanes)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Wellness / Therapy Pool	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Senior Adult Lounge	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Senior Activity Room	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Party Rooms / Classroom	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Indoor Playground	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Games / Activity Room	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Community Room / Events Hall	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Performing Arts Theatre	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Preschool / Babysitting	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Arts & Crafts Rm.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Wood / Scene Shop	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Please turn in the completed questionnaire at the reception table before departing. Thank you!

*Q1: Do you feel there is a need for a new
Recreation Center/Senior Center/Theatre?*



SURVEY RESULTS

Q2: Assuming the new Recreation Center/ Senior Center/ Theatre is built, **how important is it to include the following program spaces?** Please make one selection per line.



VISION

GOALS

“Northglenn’s new recreation/senior center and theatre should support and enhance health, wellness, culture and quality of life for all Northglenn residents for generations to come..”

- **Create a multi-generational facility that serves the needs of all user groups.**
- **Ensure that successful existing programs and activities are supported in the new facility.**
- **Maintain affordability of facility while ensuring fiscal responsibility and revenue generation.**
- **Prioritize the needs of Northglenn residents while still ensuring more users are attracted to the facility.**
- **Remain genuine to Northglenn's past, present and future and continue to celebrate the "small-town feel".**

PROGRAMMING

IN PROGRESS AND DEVELOPMENT

What is our Budget?

Building Budget = \$40,000,000

Less Soft Costs @ 20% = \$7,600,000

Hard Building Costs = \$32,400,000

Assumption that construction would start in Fall 2019



ADVISORY COMMITTEE TEAMS



Card Game Teams

- Blue team
- Red Team
- Green Team
- Staff Team

CARD GAME EXERCISE

RESULTS – Advisory Group & Staff Consensus

				PHASE ONE	
				Average Cost/ SF	\$ 370
				Gross SF	87,606
				Building \$\$	\$ 32,403,336
	Program Space	Net Total	Grossing Factor	Gross Area	Budget
1					
X	Administration	1,963	115%	2,257	\$ 693,000
X	Lobby and Support Spaces		105%	7,548	\$ 1,764,336
X	Locker Spaces		115%	4,692	\$ 957,000
X	Licensed Pre-School / Child Care	2,208	115%	2,539	\$ 686,000
X	Indoor Playground	665	115%	765	\$ 293,000
X	Multi Activity / Senior Use	1,200	115%	1,380	\$ 359,000
X	Poolside Classroom / Party Room	730	115%	840	\$ 219,000
X	Senior Adult Lounge	1,040	115%	1,196	\$ 483,000
X	300 Person Community / Events Hall	5,100	105%	5,355	\$ 1,974,000
X	Catering Kitchen	800	115%	920	\$ 364,000

				PHASE ONE	
				Average Cost/ SF	\$ 370
				Gross SF	87,606
				Building \$\$	\$ 32,403,336
	Program Space	Net Total	Grossing Factor	Gross Area	Budget
X	Gym 3 - High School or 2 Middle School	13,696	105%	14,381	\$ 5,328,000
X	14 Laps/Mile Elevated Walk Jog Track	3,760	110%	4,136	\$ 1,407,000
X	Wellness / Therapy / Fitness Testing Rooms	400	115%	460	\$ 156,000
X	3,650 Fitness & Weights	3,650	110%	4,015	\$ 1,376,000
X	15-20 Person Aerobics/Dance Studio	900	115%	1,035	\$ 363,000
X	30-35 Person Aerobics/Dance Studio	1,550	115%	1,783	\$ 627,000
X	Aquatics Support	640	115%	736	\$ 231,000
X	6-Lane x 25-Yard Pool	7,681	105%	8,065	\$ 4,191,000
X	2,500 Recreation Activity Pool	6,000	105%	6,300	\$ 3,620,000
X	300-Seat Performing Arts Theater	15,363	125%	19,204	\$ 7,212,000
X	Photovoltaic System			-	\$ 100,000

ORGANIZATION DIAGRAMS

IN PROGRESS AND DEVELOPMENT



OPTION 1

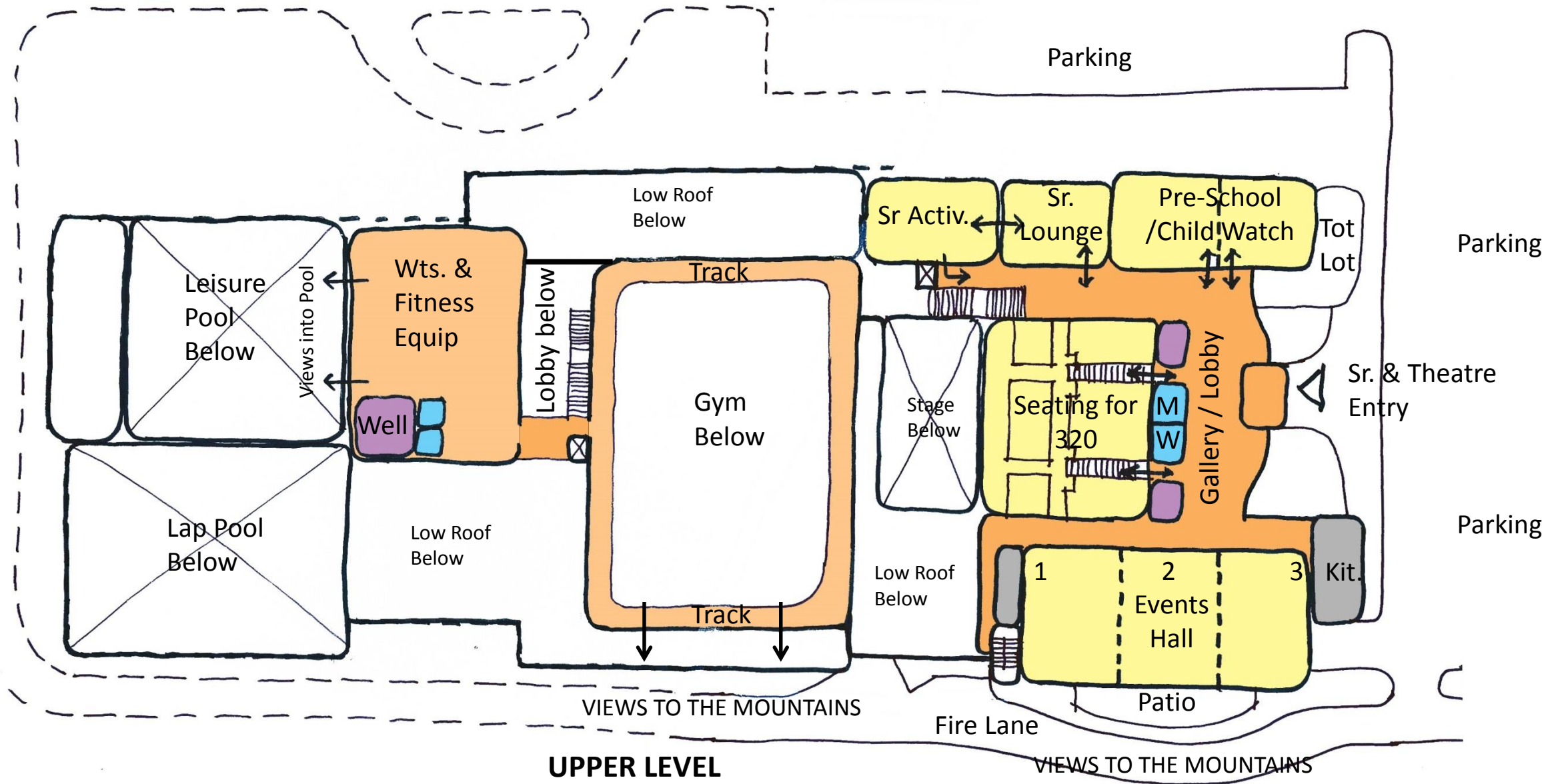
- THEATRE AND SENIORS ON THE NORTH
- RECREATION CENTER ENTRY ON THE SOUTH



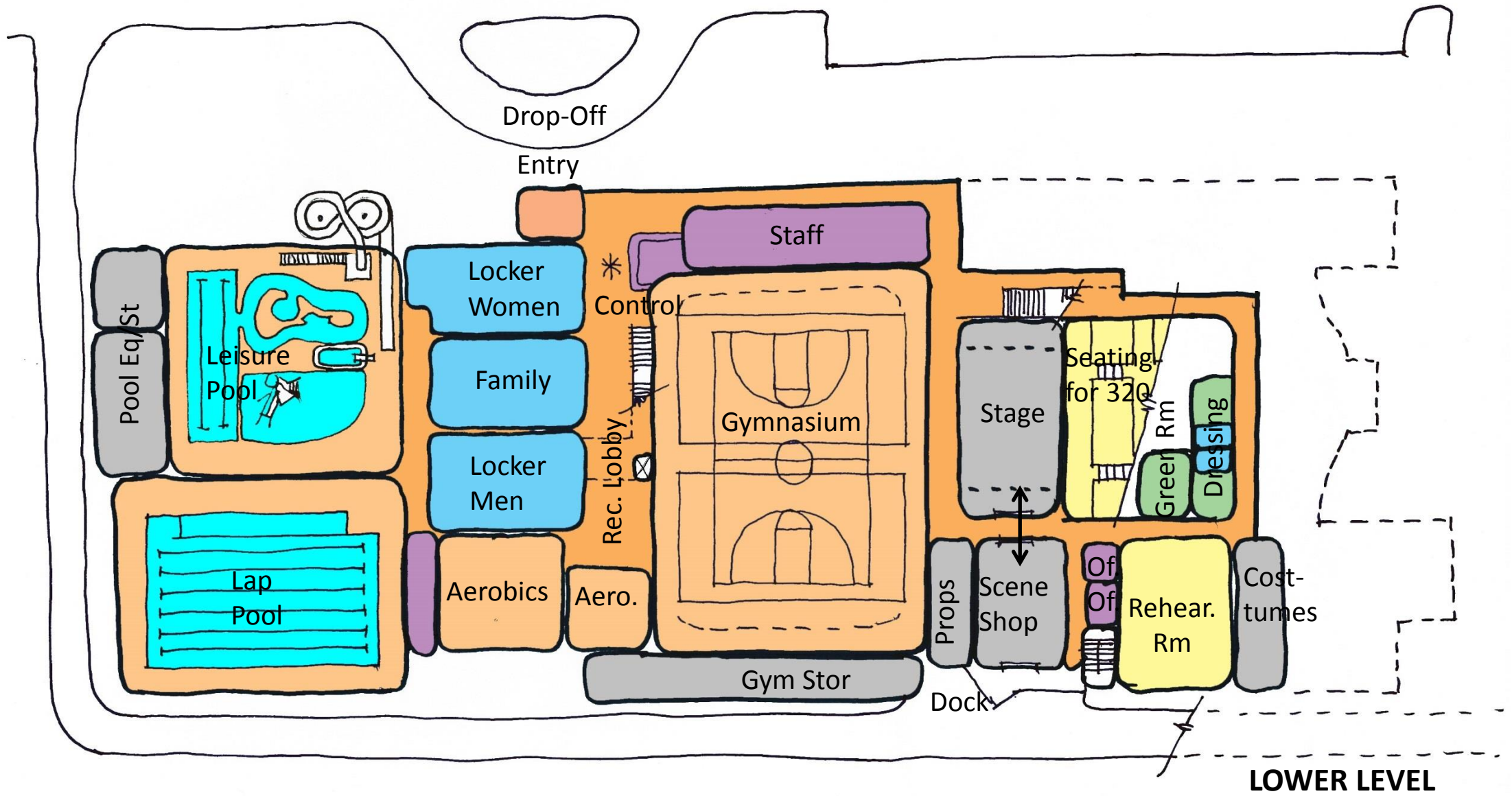
OPTION 2

- THEATRE AND SENIORS ON THE SOUTH
- RECREATION CENTER ENTRY ON THE PARKWAY

OPTION 2 – THEATRE AND SENIORS ON THE SOUTH



OPTION 2 – THEATRE AND SENIORS ON THE SOUTH



OPTION 2 – THEATRE AND SENIORS ON NORTH

ARCHITECTURAL CHARACTER

Advisory Committee Character Preference Activity



ARCHITECTURAL PREFERENCE EXERCISE



1. Floor & Site Plan Development
2. Develop 3D Massing model
3. Review Benchmark Facilities
4. Present Operations Analysis
5. Character Studies
6. Refine Cost Estimate
7. Open House follow-up Feb 13th
8. Council & P&R Bd. Update Early March.
9. Final Report & Advisory Committee Recommendations – Late March

NEXT STEPS

THANK YOU

QUESTIONS