



CITY OF CONCORD

REPORT TO MAYOR AND THE CITY COUNCIL

FROM: Matthew R. Walsh, Assistant for Special Projects *MPW*
David Gill, Recreation Director

DATE: December 30, 2010

SUBJECT: CIP #443: City Wide Multi-Generational Community Center Final Report

Recommendation:

- Accept the following report.
- Authorize the City Administration to complete negotiations with the Concord Union School District concerning the City's acquisition of the Dame School property for continued public use, including the potential development of a new city-wide community center. Any final deal shall be presented to the City Council for a public hearing and ratification.
- Per the FY2011 Capital Budget, maintain the City's plan to advance funds for design development in FY2012. While the current CIP calls for \$600,000 in FY2012 (\$200,000 bond, \$200,000 impact fees, and \$200,000 donations), staff recommends increasing this amount to \$830,000 in order to complete full design.
- Direct staff to revise the City's Capital Improvement Program to include funds for short and intermediate term improvements to the Green Street Community Center in order to keep the facility viable as a community center for the foreseeable future.
- Direct staff to revise the Capital Improvement Program to include funds for improvements to the West Street Ward House in order to keep the property in suitable condition for continued municipal use.
- Reaffirm the Council's past directives relative to completion of a review of the City's Impact Fee Ordinance in order to ascertain the feasibility and potential financial benefits of revising the current recreational impact fee, or instituting a new impact fee, to support the community center project. If said review demonstrates that such revisions would be fruitful, staff shall prepare a revised impact fee ordinance for public hearing and consideration by the City Council.

- Authorize the City Administration to proceed with a fundraising campaign in order to solicit funds from private groups to support anticipated design efforts tentatively scheduled for FY2012, as well as future construction in FY2014.

Background:

The FY 2010 City budget appropriated \$95,000 for the completion of a facility needs assessment of the City's four community centers (Green Street, Heights, East, and West Street Ward House), as well as developing a comprehensive financial pro-forma and business model for the community center system. As part of this effort, the project was to specifically review the viability of maintaining the existing four (4) building system, as well as alternative methods for providing community centers for the City; including, but not limited to, creation of a new "city-wide" community center or multiple new centers. In FY 2011, the Council approved a supplemental appropriation in the amount of \$45,000 to complete a site selection study for a new city-wide community center, as well as to hire a consultant to assist City staff in reviewing the possibility of revising the City's impact fee ordinance for the purpose of establishing an impact fee on new development to support capital costs of a new city-wide center. As of the date of this report, roughly \$36,000 remains available in the project budget.

In late 2009, the City engaged a consulting team to assist the City with these activities. The team is led by the HL Turner Group of Concord and also includes Ballard & King and Barker Rinker Seacat; both respected recreation planning firms based in Colorado. Work on the project began in early 2010.

An architectural and engineering facilities assessment for each of the four existing community centers was completed in early 2010. Two community forums were held with the public and stakeholders on April 16th and 17th to discuss the results of these assessments, as well as the public's desires for facilities and programs to be offered at new or renovated centers. During these forums, the community was informed that, in the aggregate, it would cost approximately \$6 million just to repair and renovate the existing centers in order to keep them operational. This figure did not include expansion of any of the facilities in order to expand programmatic offerings to the community or capacity for existing offerings. A summary of anticipated costs to repair and renovate each of the four facilities is as follows:

**Existing Community Center Recommended
Repairs & Improvements**

Facility	Amount
Green Street (short & long-term)	\$3,564,450
Heights	\$691,500
East Concord	\$972,900
West Street Ward House	\$699,300
Total	\$5,928,150

Given the significant cost to renovate and repair the existing community centers just to maintain current programs, forum participants expressed interest in consolidating community center operations, repurposing some or all of the facilities, and building new facilities as needed. Through an exercise called “Dot-ocracy”, participants also expressed a strong desire for any new facility to feature gymnasium space (65 votes), senior lounge / multipurpose spaces (61 votes), and an aerobics studio (47 votes). Community rooms / events halls and an elevated walking / jogging track tied for 4th place with 40 votes each.

During the July 2010 City Council meeting, the City Administration presented a status report concerning the City-wide Community Center Project (a.k.a CIP # 443). That meeting included an overview of the facilities assessment of the four (4) community centers, a discussion of public input secured from the April public forums, as well as a framework for completing the project.

During the meeting, the City Council directed staff to proceed with this study based on the following assumptions and directives:

1. Preliminary approval of moving forward with the concept of consolidating the City’s community center system from four (4) centers to two (2) “city-wide” facilities.
2. That the two new city-centers shall be located on either side of the Merrimack River (i.e. one to serve the Heights / East Concord and the other to serve that portion of the City west of the Merrimack).
3. The “East Side” center should be located at the Dame School property located on Canterbury Road. Staff was authorized by the City Council to commence negotiations with the Concord School District concerning the City’s acquisition of the Dame property once the District’s elementary school consolidation process is completed in the autumn of 2012.
4. Relative to the “West Side” center, the City shall continue to use the Green Street Community Center for the foreseeable future. In this regard, the Council directed staff to develop a list of short and intermediate term capital improvements to keep Green Street viable for the foreseeable future. Also, for the long-term, the Council directed staff to proceed with a site selection study to identify a potential location for construction of a new community center to replace Green Street in the long-term.

On September 16th, staff conducted a day-long session with sixteen (16) organizations viewed as key stakeholders for this project, as well as the City’s Recreation and Parks Advisory Council (RPAC). The purpose of these sessions was to review the preliminary program for the new “East-Side” city-wide community center. These entities enthusiastically supported the program for the new facility, as well as planned reuse of the Dame School site.

Lastly, on October 25th, the Concord School District and the City jointly hosted a neighborhood meeting at Dame School for the purpose of discussing the importance of having Dame School remain in public ownership due to its unique relationship with adjacent Keach Park, as well as the City’s potential long-term conceptual plan for a community center at the Dame property.

This meeting was necessitated by the need to coordinate the City's potential community center project with the activities of the School District's Task Force III, which has been charged with developing recommendations relative to the decommissioning and divestiture of those schools which are scheduled to close as a result of the elementary school consolidation project. During this forum, a conceptual floor / site plan for a new community center at the Dame School site was exhibited. The forum was attended by roughly one-hundred (100) people. Feedback from those members of the public in attendance about the reuse of Dame School as a community center was positive.

Discussion of Key Findings & Recommendations:

Based upon the original project scope, public input received from the three community forums and stakeholder meeting, as well as from the City Council during the July status report, the following is a discussion of key findings and recommendations:

1. **Future of the Existing Community Centers:** Staff recommends the following long-term plans for the existing community centers:
 - a. **Green Street:** Staff recommends continued use of the Green Street facility for the foreseeable future until such time as either: 1) the facility requires major capital improvements (beyond those recommended in this report) in order to be used as a community center, 2) space needs at the City Hall Campus necessitate repurposing the facility for other municipal uses (office space, police station, storage, etc.), or 3) community demand necessitates providing more indoor recreational opportunities.
 - b. **Heights:** This building will be demolished in order to accommodate construction of the new "East-Side" city-wide community center.
 - c. **East Concord:** This building was built in the 1880s and used as a fire station and then repurposed to a community center. The facility is antiquated. Staff recommends that this property be sold once the new "East Side" community center is opened. It is anticipated that all functions at the facility will be accommodated at the new East-Side facility.
 - d. **West Street Ward House:** Given the building's historic significance as one of the oldest continuously used voting houses in the state, the need to provide a polling location for Ward 7, as well as the need for municipal storage space, staff recommends closing this facility for recreational uses, maintaining the facility as a voting house, repurposing the facility for other municipal use when not being used as a polling location, and retaining ownership of the property indefinitely.

2. **Facility Program for “East Side” City Wide Community Center:** Approximately six (6) alternative concepts were developed for a new community center at the Dame School property. A copy of the preferred conceptual site / floor plan is attached.

The preferred concept entails adaptive reuse of approximately 18,600 SF of the existing Dame School (or roughly half of the existing building), with the rest of the school being demolished and replaced with a new 62,100 SF addition. In total, the new facility (including the renovated portion of Dame School) will be 80,750 SF in size and would be supported with a 210-space surface parking lot. The existing Heights Community Center, as well as a single family home owned by the City at 28 Canterbury Road, would be demolished in order to accommodate the new facility and associated parking. As an alternative to demolishing the home, the City will likely offer it to the public through a bid process for relocation.

The school’s former classrooms would be converted into community meeting rooms, while the cafeteria and associated kitchen would be converted into a large community room. In addition, the facility would feature a 2,340 SF dance / aerobics studio, 14,340 SF gymnasium (which could be subdivided into two smaller gyms for simultaneous use), a 35,400 SF indoor turf field with a 3-lane walking / jogging track and seating space for 200 spectators, as well as 10,752 SF in core facilities (registration desk, lobby, restrooms, locker rooms, storage, etc.). Beyond this, the conceptual site plan and building layout allows for future construction of a second 14,340 SF gym facility.

The Turf Field is an important amenity for the project. Not only will it serve as a draw to help market the facility as a whole, rental fees from the field are a major source of revenue for the facility. Without this amenity, the facility’s operating proforma would not be viable.

Portions of the existing Dame School to be preserved and renovated include the cafeteria / gymnasium and kitchen, which would be converted into a 3,200 SF events hall / community room. The existing 700 SF commercial kitchen would be retained to support this facility. In addition, it is anticipated that the iconic cupola on the roof of the existing cafeteria / gymnasium would be preserved in tribute to the building’s previous use.

In addition, nine (9) of the classrooms on the north side of the building would be preserved. Six (6) of these would be converted into community meeting rooms while the remaining three would be designated for a 1,100 SF for a senior lounge (perhaps leased to and operated by the Centennial Seniors), as well as 2,200 SF for a preschool program with associated outdoor playground space (perhaps leased to and operated by the East Concord Community Pre-School after the closure of the East Concord Community Center).

Lastly, this concept anticipates that the Recreation Department’s offices would be relocated from White’s Park to the new city-wide community center. As such, the preferred option includes 1,490 SF for administrative offices.

3. **Operating Proforma for “East Side” City Wide Community Center:** Based on the facility program above, the City’s consulting team in conjunction with City staff developed a financial model (“proforma”) for the new community center. The following is a summary of key details of the proforma:

- a. **First Year of Operation:** The proforma assumes that the first year of operation will be FY 2015.
- b. **Hours of Operation:** This proforma is predicated on the assumption that the facility will be open ninety (90) hours / week during the “high season” (October – April) and 81 hours / week during the “low season” (May – September). During both seasons, it is anticipated the facility will be open seven (7) days per week.
- c. **Revenues:** It is anticipated that the new facility will earn approximately \$782,892 in its first year of operation. A general summary of anticipated revenues is below:

Revenues

Category	Amount
Fees / Rentals	\$305,855
Programs	\$383,937
Resale of Merchandise	\$5,000
Special Events	\$2,000
Vending	\$10,000
Lease Payments	\$56,100
Sponsorship & Advertising	\$20,000
Total	\$782,892

- d. **Operating Costs:** It is anticipated that the center’s annual operating cost will be \$814,550 in its first year of operation. A general summary of expenses is as follows:

Expenses

Category	Amount
Personnel & Benefits	\$357,300
Commodities & Supplies	\$92,000
Contractual (including utilities, insurance, rubbish disposal, etc.)	\$355,250
Capital Reserve Fund	\$10,000
Total	\$814,550

- e. **“Credit” From Existing Community Centers and Staff Offices to be Closed:** Lastly, the proforma also includes a credit from the closure of the Heights and East Concord community centers, as well as closure of the Parks and Recreation Offices at White Park. A summary of savings is as follows:

Recreation Related Savings from Closure of Existing Facilities

Category	Amount
Closing of Heights & East Concord Community Centers	\$21,132
Closing of Existing Recreation Offices at White Park*	\$9,000
Total	\$30,132

*Excludes Space Occupied by General Services Grounds Division

It is important to note that a portion of the Recreation Facility at White Park will continue to be occupied by the Grounds Division and that this analysis accounts for that arrangement continuing.

While the West Street Ward House will no longer be used for recreational purposes, a cost of ownership will still accrue to the City's General Fund. Therefore, savings from the Ward House's closure is omitted from the proforma.

- f. Cost Recovery Rate – Comparison of Revenues and Expenditures: Factoring revenues and expenditures, the facility has a cost recovery rate of 96%. Crediting savings from the closure of the Heights and East Concord Community Centers and Recreation Office facilities at White Park, the proforma generates a small surplus of \$13,974. Please see below:

Proforma Summary

Category	Amount
Revenues	\$782,892
Expenditures	\$814,550
Difference (Revenues Less Expenditures)	(\$31,658)
Cost Recovery Rate (Revenues / Expenditures)	96%
Savings from Closure of Existing Facilities	\$30,132
Credit for Program Revenues from Existing Facilities	\$15,500
Subtotal - Credits	\$45,632
Adjusted Difference After Credits	\$13,974

4. Capital Costs & Fundraising Strategy for "East Side" City Wide Community Center:

- a. Capital Cost: The estimated construction cost for the construction of the new 80,750 SF facility is \$11,632,000 or approximately \$144 / SF. This estimate assumes construction during FY2013 for FY2015 opening. The estimate includes renovation of that portion of Dame School to be preserved, demolition of the remaining portions of Dame, construction of the new 62,100 SF addition and associated parking areas, as well as architectural and engineering fees for the project. It is also important to note that this estimate assumes that the Dame

School site is conveyed to the City by the Concord School District at no cost. Given that the project is at the early stage of design process, this budget estimate also includes a \$1,057,000 contingency (which represents 10% of project costs) to account for items and issues which might develop as design advances. Please see the attached project cost detail for more information.

This estimate is consistent with the total project cost currently carried in the Capital Improvement Program, which estimates the design and construction of a new city-wide community center at \$12,045,000 (fully realized in FY2014).

b. Fundraising Strategy & Other Sources of Non-Tax Payer Funds:

- i. Fundraising: Although the new community center is projected to be self sufficient relative to its annual operating expenses, taxpayer funds will be needed to finance construction of the facility.

Because of this, it will be important for the City to develop and implement a comprehensive fundraising plan for the project.

In consultation with the consulting team, the City Administration believes that it would be reasonable for the City to expect raising 10% of the total project cost (or approximately \$1,163,200) to finance construction of the project. This will need to be accomplished through the sale of naming rights, as well as donations from large and small donors alike.

To facilitate this, the RPAC and the City Administration are currently working to develop a foundation for recreation programs. Having this tool in place will be critical with respect to the City's ability to initially construct the building, as well as maintain the facility in the long-term.

- ii. Grants: Beyond fundraising, the City might be able to take advantage of grant and tax credit programs to help finance construction of the project. Sources of such funding include the NH Community Development Finance Authority's Community Development Block Grant (CDBG) and Community Development Tax Credit (CDIP) programs.
- iii. Impact Fees: Lastly, as discussed in July, the City appropriated \$25,000 as part of the FY2011 budget to study updating of the City's recreation impact fee ordinance to support capital costs of a new community center.

As the Council is aware, RSA 674:21 (the Legislation which governs impact fees in New Hampshire) stipulates that such fees can only be assessed to new development in order to off-site the proportional impact such development has on municipal infrastructure such as schools, roads, and municipal facilities like community centers. The fees can be used to reduce the upfront cost of a project, as well as to finance annual debt

payments on projects which provide expanded capacity. While a very versatile tool, impact fees can only be used to expand the capacity of such infrastructure for which fees are assessed. They cannot, however, be used to finance routine maintenance (such as roof or window replacements) or renovations (unless those renovations expand capacity of infrastructure).

As the Council knows, when the City instituted the current impact fee ordinance in 2001, calculations for the “recreation impact fee” only accounted for anticipated field-base recreational needs; not community centers. Therefore, if the City is going to actively pursue one or more new community centers with expanded capacity, then it would be prudent for the City to review this issue. However, this said, it is important to be mindful that any impact fees specifically collected for new community centers must be used within six (6) years from the date of collection. If the fees are not used, then the moneys collected must be refunded.

Completion of this phase of the project will occur in early FY2012, as work was unable to begin until the exact program of the new community center – including detailed information about its “added capacity” – is fully identified by this study. Once completed, staff will make a full report to the City Council, as well as bring forward amendments to the City’s Impact Fee system for consideration (if any such amendments are deemed feasible).

iv. ***One-Time Revenue from Sale of East Concord Community Center:***

Lastly, recognizing that this report recommends the sale of the East Concord Community Center, any such revenues from a potential sale have not been credited against the capital cost of a new facility. The current assessed value of the East Concord Center is \$470,500. Given the condition of the building, as well as the economic recession, the property’s fair market value is likely substantially less than this amount.

- c. **Anticipated Annual Debt Service Cost:** The exact annual cost of the project to the taxpayers depends upon the amount of support from outside sources, such as fund raising, impact fees, and grants. The following is a summary of net potential “order of magnitude” cost of the project to the City’s general fund, as well as the typical \$240,000 single family home in Concord, depending upon various scenarios for “outside” revenues such as fundraising, grants, and impact fees. In the worse case scenario (i.e. no reliance upon fundraising, grants, or impact fees) the annual cost to a typical single family home would be \$55.96. In the “best” case scenario, the cost would be reduced to \$43.96 annually. Please see the chart below for more information. **Note – none of these scenarios include credits for potential one-time revenues which may result from the eventual sale of the East Concord Community Center.**

	"Worst" Scenario #1 - No Impact Fees, Grants, or Fundraising	"Better" Scenario #2 - Fundraising & Impact Fees	"Best" Scenario #3 - Fundraising & Impact Fees & Grants
Total Capital Cost	\$11,632,000	\$11,632,000	\$11,632,000
Less Impact Fees	\$0	(\$500,000)	(\$500,000)
Less Grants	\$0	\$0	(\$500,000)
Less Amount Secured by Fundraising	\$0	(\$1,165,000)	(\$1,165,000)
Net Cost to Bond	\$11,632,000	\$9,967,000	\$9,467,000
Bond Term (Years)	20	20	20
Yield (Rate)	4.50%	4.50%	4.50%
Annual Debt Service Cost	\$894,223	\$766,225	\$727,786
Less Annual Impact Fee Contribution to Debt Service	\$0	\$0	(\$25,000)
Net Annual Tax Payer Responsibility	\$894,223	\$766,225	\$702,786
City Assessed Valuation (MS #1 Form)	\$3,834,974,167	\$3,834,974,167	\$3,834,974,167
Impact to Municipal Portion of Tax Rate (\$ / \$1,000 AV)	\$0.23	\$0.20	\$0.18
Percent Increase to Municipal Tax Rate (\$8.19 / \$1,000 AV)	2.85%	2.44%	2.24%
Annual Tax Impact to Typical Single Family Home	\$55.96	\$47.95	\$43.98
Monthly Cost to Typical Single Family Home	\$4.66	\$4.00	\$3.67

5. **Future East Side Center Expansion – Additional Gymnasium:** Preliminary planning for the new East Side City-wide facility also included exploration of a second 14,340 SF gymnasium. Assuming a cost of \$144 / SF, the estimated capital cost of a second gymnasium would be approximately \$2,064,960 (design, construction, and contingency). A second gymnasium is expected to increase the facility’s annual operating expenses by \$51,000, while revenues would increase by roughly \$53,000, thereby generating a small surplus of \$2,000 / year.

6. **“West Side” City-Wide Community Center:**

- a. **Preliminary Site Selection Study:** The final report includes a preliminary site selection study to identify a potential site for a new community center to be constructed on the west side of the City to eventually replace the Green Street facility. The study was predicated on the need to site another facility of similar size to that of the new East Side Center (i.e. 80,750 SF with associated parking). Preference was given to existing publicly owned property in order to both reduce the potential cost of a future project, as well as urgency commonly associated with the need to secure privately owned property in the short-term in order to protect the City’s long-term interests.

A preliminary list of twenty eight (28) sites was initially identified. This list was then pared to four (4) properties which were evaluated on twenty three (23) separate criteria such as lot size, accessibility, environmental issues, land use

patterns, zoning requirements, and capacity / availability of surrounding utilities. These four (4) properties studied in greater detail were: Rollins Park, Martin Park, Memorial Field, and the State of NH Dispatch Property located at the corner of Clinton Street and Langley Parkway.

Based on this exercise, Rollins Park received the highest score (109 points) with Martin and Memorial tied for second place at 101 each. The State property received 87 points.

Given these results, staff recommends that the City work with the South-end neighborhood and other stakeholders to gauge the public's interest in designating Rollins Park as the future long-term site of a new west-side community center to eventually replace the Green Street facility. Should this public input process affirm this study's conclusion, staff recommends formally earmarking an area of the Park for this long-term purpose.

- b. Green Street Community Center Interim Improvements: Per the City Council's direction in July, the following is a summary of short and intermediate improvements which will need to be undertaken in order to keep the Green Street Community Center viable for the foreseeable future. These improvements are intended to keep the facility's operating capacity in its status quo condition. Given that the City will likely re-purpose the Green Street facility to some other non-recreational use in the long-term (after the construction of a new "West Side" center), no capital investments are recommended which might have to be removed or significantly modified in order to accommodate such non-recreational uses.

Green Street Community Center Repairs

Short-Term (for continued operation for 10 years)	Amount
Gym Floor Overlay	\$40,000
Address Egress Issues	\$35,000
Repoint Brick Mortar Joints (Damaged Areas Only)	\$75,000
Repair / Replace Roof Trim	\$7,500
General Conditions, Overhead, Profit	\$31,500
Subtotal	\$189,000
Design, Bidding, Oversight, Etc.	\$37,800
Total	\$226,800
Add / Alternate - Replace Gym Floor in Lieu of Overlay*	\$302,500
Revised Total With Add / Alternate	\$489,300

*Assumes no floor overlay at \$40,000

7. **Letters of Support:** Attached to this staff report are letters of support or interest from eight (8) recreational or community organizations for this project. Letters of support have been received from the Centennial Senior Center, East Concord Cooperative Preschool, Express Soccer League, Concord Youth Lacrosse, Concord Hospital's Center for Health Promotions, Concord YMCA, NH Technical Institute, and Concord Television. Many of these organizations are likely to be partners with the City as this project moves forward. These letters are attached to this report for the Council's consideration.

8. **Capital Budget Recommendations:** Based upon the results of this study, the City Council should consider the following potential amendments to the City's Capital Improvement Program.
 - a. **East-Side City-wide Community Center:**
 - i. **Existing CIP:** Currently, the CIP includes \$600,000 in FY2012 and \$400,000 in FY2013 for preliminary and final design. Construction is currently programmed for FY2014 in the amount of \$11,000,000.

FY2012 funds are comprised of \$200,000 in Impact Fees, \$200,000 in donations, and \$200,000 General Obligation Bond.
 - ii. **Recommendation:** Staff recommends that the Council consider revising the CIP as follows:
 - ***FY 2012:*** Design Development in the amount of \$830,000 (or 8% of anticipated construction cost). Recommended funding sources are as follows. Moving design monies to a single year is critical as the facility must be fully designed before a full-fledged fundraising and naming rights campaign can be undertaken.
 - \$230,000 General Obligation Bond
 - \$300,000 Impact Fees / Recreation CIP Closeout funds
 - \$300,000 Donations
 - ***FY 2014:*** Construction in the amount of \$10,800,000.
 - \$865,000 Donations
 - \$200,000 Impact Fees / Capital Closeout funds
 - \$9,735,000 General Obligation Bonds

 - b. **Green Street Community Center:** In FY 2015, program \$226,800 for short-term improvements to the Green Street Community Center, including \$40,000 for an overlay of the gym floor. If the City plans to use the facility for a long period of time (say for 10 years or more), staff recommends substituting the \$40,000 floor overlay for a \$302,500 full reconstruction of the gym floor and underlying structural components for a total investment of \$489,300. These improvements

are not eligible for impact fee funding and thus would need to be financed by General Obligation Bonds or capital outlays by the General Fund.

- c. West Street Ward House: Though it will no longer be used for recreational purposes, staff recommends making some investment in the building in order to keep it viable for other uses. Again, the consultant team's estimate for repairs and renovations to the facility in order to keep it viable for municipal use is \$699,300. Such improvements include, but are not limited to, new roofing and windows, updated HVAC system, masonry repairs, energy improvements, as well as restroom and egress improvements to make the facility compliant with the Americans with Disabilities Act. Staff will review and prioritize a list of capital improvements for the facility and program them into the Capital Improvement Program for the City Council's consideration during the upcoming FY2012 budget adoption process.

List of Attachments:

- Preferred Conceptual Site / Floor Plan dated December 16, 2010
- Facility Program and Opinion of Cost
- Letters of Support

Community Center at Keach Park

(DRAFT) PRELIMINARY BASE FACILITY W/LG GYM + TURF&TRACK BUDGET MODEL (Utilizing Exlst. School wing)

Date: August 20, 2010

Revised: Dec. 17, 2010

Project Component	Quantity	Unit Cost	Cost	
1. FACILITY CONSTRUCTION			\$8,278,000	
Building Construction (No Site)	80,738 SF	\$103	\$8,278,000	See BRS Draft Facility Program
2. OFF-SITE CONSTRUCTION			\$0	
Accel / Decel / Turn lanes	0 LF	\$119	\$0	15ft wide—none anticipated
Public streets through site	0 LF	\$301	\$0	None anticipated
Curb & Gutter replacement	0 LF	\$26	\$0	None anticipated
Traffic signal	0 EA	\$297,956	\$0	None anticipated
ROW sidewalk, landscape	0 LF	\$72	\$0	15 ft wide @ \$4-5/sf (None anticipated)
Upgrades to ROW storm, water, waste	0 LF	\$119	\$0	6-8" water, 8-12" sewer (None anticipated)
Street Lighting	0 EA	\$6,243	\$0	Existing to remain
Off-site improvemets	1 Allow	\$0	\$0	None anticipated
Off-site signage	1 Allow	\$0	\$0	None anticipated
Earthwork / Retaining Wall	0 LF	\$60	\$0	None anticipated
3. SITE CONSTRUCTION (8 acre site)			\$844,553	
Wetlands Mitigation	1 LS	\$0	\$0	None anticipated
Demolition	16,800 SF	\$4	\$67,200	Estimated area of School to be demo'd
Overlot Grading & Prep	4,000 CY	\$5	\$18,161	Ave cut/fill of 3-6ft outside bldg
Parking Lot & Internal Drives	210 cars	\$1,930	\$405,220	asphalt paving, curb & gutter
Access Drive	25 LF	\$159	\$3,973	24 ft w/ curb
Fire Lane	0 LF	\$74	\$0	To be determined with Fire Department
Entry plazas	1,000 SF	\$6	\$6,016	scored gray concrete
Sidewalks	400 LF	\$18	\$7,264	5ft wide
Water & Sewer extensions to Building	300 LF	\$49	\$14,642	total length & cost for both
Fire Loop & 3 hydrants	1,200 LF	\$61	\$73,552	Allowance
Storm Collection, Drainage, Storage	1 LS	\$50,000	\$50,000	Piping, pond, structures (Allow - TBD)
Parking & Pedestrian Lighting	10 EA	\$4,852	\$48,524	std cut-off parking, plaza bollards
Site Signage & Furniture	1 LS	\$25,000	\$25,000	Allowance
Landscaping & Irrigation	40,000 SF	\$2	\$80,000	\$1.50-\$2.00/sf ave
Park & Active Recreation Improvements	1 Allow	\$15,000	\$15,000	Playground equipment allowance
Pool Backwash structures	1 Allow	\$0	\$0	Not required
Misc Site Costs	1 LS	\$30,000	\$30,000	Allowance
4. OTHER PROJECT DEVELOPMENT COSTS			\$1,462,632	
Land Purchase			\$0	None anticipated
Public Art Allocation			\$0	None anticipated
LEED Premium	0%		\$0	Value of sustainable design initiatives if any
Professional Fees			\$828,940	8.0% of Bldg, Off-Site, Site, Conting
FFE - Furniture, Fixtures & Equipment				Allowance for furniture, rec equip, misc
Exercise Equipment	0 SF	\$51	\$0	Allowance for fitness equipment
Kitchen Equipment	550 SF	\$100	\$55,000	Allowance per s.f. of catering kitchen
General FF&E	80,738 SF	\$3	\$242,215	Allowance per s.f. of building area
Computer Equipment	80,738 SF	\$2	\$161,477	Allowance per s.f. of building area
Other Special Equipment	1 Allow	\$50,000	\$50,000	Allowance
Plant Investment / Tap Fees			\$50,000	Allowance for water, sewer, other util. fees
Construction testing & Survey			\$40,000	Soils & Materials testing, land survey
Reimbursable Expenses			\$25,000	Document printing, deliveries, travel
Plan Review Fees			\$0	Assume City will waive fees
Sales Tax		0%	\$0	Assume none
5. SUB-TOTAL ALL PROJECT COSTS			\$10,575,185	
6. CONTINGENCY		10%	\$1,057,518	
7. GRAND-TOTAL ALL PROJECT COSTS			\$11,632,703	
8. Unit Cost (\$/SF) Incl Items 1,2,3,6	\$128			
9. Unit Cost (\$/SF) Incl Items 1,6	\$114			

Cost Items Not Included:

Import / Haulaway of of structural fill, Owner's Representative, Legal fees, Land acquisition, Sales tax

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Community Center at Keach Park

PRELIMINARY FACILITY BASE W/SINGLE GYM + TURF & TRACK PROGRAM (Utilizing Exist. School wing)

Date: August 20, 2010

SF

Revised: Dec. 17, 2010

	Program Space	Net Area	Ext	Selected Program Gross Area	Notes
x	Facility Administration Spaces	1,242		1,490 SF	This entire area is in remodeled school private office private office private office private office (3) workstations at 80 s.f. each workstation Can double as small rental space
	Director office		180		
	Facility Supervisor's office		150		
	Assistant Facility Supervisor		120		
	Programmer's Workstations		240		
	Administrative Assistant		100		
	Work Room		100		
	Conference Room		200		
	Computer Server Room		50		
	Storage		75		
	Circulation		207		
x	Required Building Support Spaces	8,960		10,752 SF	Lobby will allow social area & homework space Rest rooms & Changing for Recreation area Rest rooms & Changing for Recreation area Remodel existing Restrooms Remodel existing Restrooms
	Pre-Control Lobby		2,500		
	Lounge/Parent Observation Area		2,000		
	Control Desk		500		
	Men's Changing		500		
	Women's Changing		500		
	Vending Machines		80		
	Lobby Men's Toilet		275		
	Lobby Women's Toilet		275		
	Men's Toilets		350		
	Women's Toilets		350		
	Custodial Closets		50		
	Building Mechanical Room/ Sprinkler Valve		400		
	Main Electrical Distribution Room		250		
	Maintenance/ Receiving/ Loading		100		
	Custodial Workroom/ Supply		80		
	Maintenance Office		100		
	General Building Storage		650		
x	Senior Adult Lounge	1,100		1,320 SF	Remodel existing Classroom Will have access to outdoor patio Will have separate entrance for seniors.
	Lounge area		950		
	Staff office		100		
	Storage		50		
x	Pre-School (Licensed)	2,200		2,640 SF	Remodel existing Classrooms 2 classrooms, 960 n.s.f. each 2 Tot Toilets, 40 n.s.f. each 2 Storage rooms at 100 n.s.f. each
	2 Classrooms		1,920		
	2 Tot toilets		80		
	2 Storage Rooms		200		
x	50 Person Classrooms	6,600		7,920 SF	Existing remodeled classrooms 6 Classrooms at 1,000 n.s.f. each 6 Storage rooms at 100 n.s.f. each
	6 Classrooms		6,000		
	6 Storage Rooms		600		



Community Center at Keach Park

PRELIMINARY FACILITY BASE W/SINGLE GYM + TURF & TRACK PROGRAM (Utilizing Exlst. School wing)

Date: August 20, 2010

SF

Revised: Dec. 17, 2010

	Program Space	Net Area	Ext	Selected Program Gross Area	Notes
x	Community Room / Events Hall	3,200		3,840 SF	Remodel existing Cafeteria space Seats 175 for banq/conf/meeting Dividable into two 1,450 SF rooms
	Community Room		2,900		
	Storage		300		
x	Catering Kitchen	580		696 SF	Remodel existing Kitchen for catering use. No equipment is included, allow about \$55,000.
	Warming Area		550		
	Storage		30		
x	Double HS Courts Gymnasium	11,950		14,340 SF	(1) 50 x 84 or (2) 42 x 74 courts Seating for 200 Cost Density assumes a pre-engineered bldg.
	Gymnasium		11,350		
	Storage		600		
x	30-36 Person Aerobics/Dance Studio	1,950		2,340 SF	Cost density assumes a pre-engineered bldg. Accommodates 30-36 people
	Aerobics/Dance Studio		1,800		
	Storage		150		
x	Recreation Field House / Soccer / Track	29,500		35,400 SF	Cost density assumes a pre-engineered bldg. Turf field is 180' x 85' w/out dasher boards Three lane recreational track (8 laps / mile)
	Turf field with Player Seating Area		21,500		
	Walk Jog Track		6,000		
	Spectator Seating for 200		1,500		
	Equipment Storage		500		
				80,738	

NOTE: © 2010 Barker Rinker Seacat Architecture. The above costs are an average opinion of construction costs based upon similar Community Centers (new construction) built nationally and adjusted to Concord area cost data for mid-point of construction in November 2012.

Community Center at Keach Park
PRELIMINARY FACILITY BASE W/SINGLE GYM + TURF & TRACK PROGRAM (Utilizing Exist. School wing)

Date: August 20, 2010
 Revised: Dec. 17, 2010

Grossing Factor Index/Inflation Modifier 1.20
 114%

Avr. Cost/SF \$103 /SF
 Total Program Area 80,738 SF
 Total Program Cost \$8,278,000

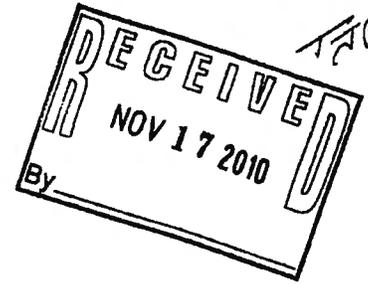
	Program Space	Net Area	Ext	Gross Area	Net Cost + Grossing Factor	Indexed Net \$/SF	Cost	Selected Program Gross Area	Selected Program Cost	Notes
x	Facility Administration Spaces	1,242		1,490	\$151,000	\$ 87.88	\$ 108,898.85	1,490 SF	\$131,000	This entire area is in remodeled school private office
	Director office		180			\$ 80.02	\$ 14,404.03			private office
	Facility Supervisor's office		150			\$ 80.02	\$ 12,003.38			private office
	Assistant Facility Supervisor		120			\$ 80.02	\$ 9,602.89			private office
	Programmer's Workstations		240			\$ 80.02	\$ 19,205.37			(3) workstations at 80 s.f. each
	Administrative Assistant		100			\$ 80.02	\$ 8,002.24			workstation
	Work Room		100			\$ 80.02	\$ 8,002.24			
	Conference Room		200			\$ 80.02	\$ 16,004.48			Can double as small rental space
	Computer Server Room		50			\$ 80.02	\$ 4,001.12			
	Storage		75			\$ 14.76	\$ 1,108.89			
	Circulation		207			\$ 80.02	\$ 16,584.63			
x	Required Building Support Spaces	8,960		10,752	\$ 2,107,000	\$ 195.91	\$ 1,785,384.68	10,752 SF	\$2,107,000	
	Pre-Control Lobby		2,500			\$ 209.99	\$ 524,989.55			Lobby will allow social area & homework space
	Lounge/Parent Observation Area		2,000			\$ 209.99	\$ 419,975.64			
	Control Desk		500			\$ 209.99	\$ 104,993.91			
	Men's Changing		500			\$ 255.39	\$ 127,895.30			Rest rooms & Changing for Recreation area
	Women's Changing		500			\$ 255.39	\$ 127,895.30			Rest rooms & Changing for Recreation area
	Vending Machines		80			\$ 113.51	\$ 9,080.55			
	Lobby Men's Toilet		275			\$ 227.01	\$ 62,428.81			
	Lobby Women's Toilet		275			\$ 227.01	\$ 62,428.81			
	Men's Toilets		350			\$ 181.61	\$ 63,563.88			Remodel existing Restrooms
	Women's Toilets		350			\$ 181.61	\$ 63,563.88			Remodel existing Restrooms
	Custodial Closets		50			\$ 113.51	\$ 5,675.35			
	Building Mechanical Room/ Sprinkler Valve		400			\$ 113.51	\$ 45,402.77			
	Main Electrical Distribution Room		250			\$ 113.51	\$ 28,376.73			
	Maintenance/ Receiving/ Loading		100			\$ 113.51	\$ 11,350.69			
	Custodial Workroom/ Supply		80			\$ 113.51	\$ 9,080.55			
	Maintenance Office		100			\$ 153.23	\$ 15,323.44			
	General Building Storage		650			\$ 113.51	\$ 73,779.51			
x	Senior Adult Lounge	1,100		1,320	\$ 102,000	\$ 77.06	\$ 84,761.30	1,320 SF	\$102,000	Remodel existing Classroom
	Lounge area		950			\$ 80.02	\$ 76,021.27			Will have access to outdoor patio
	Staff office		100			\$ 80.02	\$ 8,002.24			Will have separate entrance for seniors.
	Storage		50			\$ 14.76	\$ 737.80			
x	Pre-School (Licensed)	2,200		2,840	\$ 80,000	\$ 30.01	\$ 86,015.83	2,840 SF	\$80,000	Remodel existing Classrooms
	2 Classrooms		1,920			\$ 29.51	\$ 56,662.66			2 classrooms, 960 n.s.f. each
	2 Tot toilets		80			\$ 80.02	\$ 6,401.79			2 Tot Toilets, 40 n.s.f. each
	2 Storage Rooms		200			\$ 14.76	\$ 2,951.18			2 Storage rooms at 100 n.s.f. each
x	50 Person Classrooms	6,600		7,920	\$ 224,000	\$ 28.17	\$ 185,924.35	7,920 SF	\$224,000	Existing remodeled classrooms
	6 Classrooms		6,000			\$ 29.51	\$ 177,070.81			6 Classrooms at 1,000 n.s.f. each
	6 Storage Rooms		600			\$ 14.76	\$ 8,853.54			6 Storage rooms at 100 n.s.f. each
x	Community Room / Events Hall	3,200		3,840	\$ 480,000	\$ 124.82	\$ 399,430.89	3,840 SF	\$480,000	Remodel existing Cafeteria space
	Community Room		2,900			\$ 136.21	\$ 395,004.12			Seats 175 for banq/conf/meeting
	Storage		300			\$ 14.76	\$ 4,426.77			Dividable into two 1,450 SF rooms
x	Catering Kitchen	580		698	\$ 91,000	\$ 128.93	\$ 75,357.25	698 SF	\$91,000	Remodel existing Kitchen for catering use.
	Warming Area		550			\$ 136.21	\$ 74,914.57			No equipment is included, allow about \$55,000.
	Storage		30			\$ 14.76	\$ 442.68			
x	Double HS Courts Gymnasium	11,950		14,340	\$ 1,460,000	\$ 101.80	\$ 1,216,473.30	14,340 SF	\$1,460,000	(1) 50 x 84 or (2) 42 x 74 courts
	Gymnasium		11,350			\$ 102.16	\$ 1,159,473.30			Seating for 200
	Storage		600			\$ 95.00	\$ 57,000.00			Cost Density assumes a pre-engineered bldg.
x	30-36 Person Aerobics/Dance Studio	1,950		2,340	\$ 240,000	\$ 102.16	\$ 199,204.68	2,340 SF	\$240,000	Cost density assumes a pre-engineered bldg.
	Aerobics/Dance Studio		1,800			\$ 102.16	\$ 183,881.23			Accommodates 30-36 people
	Storage		150			\$ 102.16	\$ 15,323.44			
x	Recreation Field House / Soccer / Track	29,500		35,400	\$ 3,363,000	\$ 95.00	\$ 2,802,500.00	35,400 SF	\$3,363,000	Cost density assumes a pre-engineered bldg.
	Turf field with Player Seating Area		21,500			\$ 95.00	\$ 2,042,500.00			Turf field is 180' x 85' w/out dasher boards
	Walk Jog Track		6,000			\$ 95.00	\$ 570,000.00			Three lane recreational track (8 laps / mile)
	Spectator Seating for 200		1,500			\$ 95.00	\$ 142,500.00			
	Equipment Storage		500			\$ 95.00	\$ 47,500.00			

80,738 \$8,278,000

NOTE: © 2010 Barker Rinker Seacat Architecture. The above costs are an average opinion of construction costs based upon similar Community Centers (new construction) built nationally and adjusted to Concord area cost data for mid-point of construction in November 2012.

Centennial

SENIOR • CENTER



November 15, 2010

Honorable Mayor Jim Bouley
Concord City Council
41 Green Street
Concord, NH 03301

Dear Mayor Bouley,

Two years ago, Centennial Senior Center publicly stated our interest in partnering with the City of Concord on a multi-generational community center. For the past year, we have rented both office and program space at the West Street Ward House, in the process strengthening our close working relationship with the City's Recreation Department.

Our Board of Directors and Executive Director have welcomed the opportunity to hear from both the community and the planning team on the possible future of a multi-generational community center. Earlier this year, members of CSC's Board, along with our Executive Director, attended the initial community forums to hear input on the community's hopes for a center. More recently, we attended the forum at Dame School to determine support for keeping that property in the public domain, and for developing the space into a community center.

Matt Walsh has appeared twice before our Board to present on the community center, most recently accompanied by team members from HL Turner and the Recreation Department.

Though we recognize plans are in the early stages, Centennial Senior Center fully supports moving forward with the concept of developing a community center at the Dame School site. We remain interested in working with the City to establish a presence at the new center on mutually beneficial terms.

We look forward to the next phase of this project, which is on track to well serve Concord's seniors and other members of our community.

Sincerely,


Mary Ann Leon
Board Chair


Kim Murdoch
Executive Director

CH CONCORD HOSPITAL
Center for Health Promotion

279 Pleasant Street Concord, NH 03301 (603) 230-7300 fax (603) 226-7400

www.concordhospital.org

December 14, 2010

David Gill
Recreation Director
City of Concord
One White Street
Concord, NH 03301

Dear David,

I am writing this letter in support for the new Concord Multigenerational Facility. As leadership for our Capitol Area Wellness Coalition (CAWC), this project would be instrumental and vital to future initiatives of the Coalition. In this recent year, we have begun to identify the gaps of our community. This multigenerational facility of open and active space would certainly provide an opportunity for us to offer programs and serve our most "at risk" groups in a variety of venues.

As Concord continues to grow, this location would also offer us the opportunity to expand community- based programs to an area of town that truly needs support and would make programs accessible to many more individuals.

Concord Hospital's Center for Health Promotion has seen great growth this past year during a period of economic volatility which I believe will continue as individual's become responsible and accountable for their own healthcare cost. I feel certain that this center would be well utilized and would provide a much needed focal point facility for us to promote and deliver CAWC initiatives.

Depending on the final plan, I think there would be great value for us to partner to maximize the ability to provide more wellness programs for all of our Concord citizens.

Respectfully,



Johane Telgener, M.Ed
Director of Health Promotion
Concord Hospital



Concord Recreation Dept.
Mr. David Gill
1 White St.
Concord, NH 03301

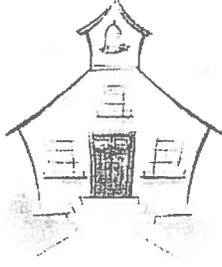
Dear David,

Thank you for inviting our Concord Youth Lacrosse Association (Concord Crush) to your public meeting(s) this Fall with the design team for discussion and review of the Community Center proposed for Keach Park along with the re-use of Dame School.

As discussed at the meeting, CYLA certainly supports such a project, and we anticipate that our non-profit youth sports organization would use the proposed athletic indoor field space for fall and winter indoor lacrosse games, practices, player and coaching clinics and even meeting rooms for class room instruction. Currently our indoor winter teams travel all the way to Bedford to use indoor facilities there. We believe that parents and players in our organization would be highly supportive of such a facility located in Concord which could support the growing interest in the sport of lacrosse

If you have any questions, please do not hesitate to contact either Rick Fredrickson, or myself.

Scott Daniels, Coaching Coordinator, CYLA



East Concord Cooperative Preschool

18 Eastman Street
P.O. Box 3951
Concord, NH 03302-3951
603.225.9745
www.eastconcordcoop.org

November 29, 2010

Dear David,

I would like to thank you for taking the time to include the East Concord Cooperative Preschool in the Community Center Project forums held this fall. As fifty-year tenants of the East Concord Community Center, the preschool obviously has a vested interest in the future of Concord's Community Centers. We are extremely excited about the possibility of the new Community Center on the Dame School property and I appreciated having the opportunity to see the engineers' initial design ideas for the property. I was especially pleased to see that there was classroom space in the new design since our preschool is very interested in relocating to the new Center if it is approved. We have done our best to be good tenants and good stewards of the aging ECCC building, but the truth is that the building is not in good shape. It was never intended to serve as a preschool, archery range, summer camp, or aerobics studio, yet the building is constantly busy with programs like these and it is really showing its age.

I can only imagine how many more programs the Recreation Department could offer in a larger, purpose-built space. The new Center could be an amazing resource for Concord's residents of all ages. There would be so many more opportunities for residents to engage in fitness activities, social programs, and special events. If the Senior Program existed in the same space as youth programs, there would be wonderful possibilities for inter-generational interactions, such as mentoring relationships. With multiple types of facilities in the same location, families would have a centralized resource for enhancing their well-being. Can you tell I am really excited about this project?

Anyway, thank you again for involving the Preschool in this process, and I look forward to our continued partnership in serving the community.

Sincerely,

Jill Smart
Director, East Concord Cooperative Preschool



EXPRESS SOCCER CLUB

**75 South Main Street
Unit 7, PMB 267
Concord, NH 03301**

December 8, 2010

Mr. Tom Aspell
City of Concord
41 Green Street
Concord, NH 03301

Dear Mr. Aspell,

I am the Administrative Director and long-time member of Express Soccer Club. The Club serves more than 200 area youth each year, providing opportunities for high-quality soccer training and competition. During the outdoor season, teams play on the Club fields at NHTI which were built in cooperation with the college several years ago. During the indoor season, these teams compete at Fieldhouse Sports in Bow and train at the Concord Sports Center at exit 17 on route 93. These teams are always on the look-out for additional indoor space.

I have attended some of the planning meetings for the proposed community center and reported to the Club Board of Directors on the proposed design. While I understand that the plans are still in the works, everyone has agreed that Concord families could make good use of this facility. At this time, there are very few places where a team can meet for training or other team activity, especially if the Club fields are closed (which they are all winter and, depending on the weather, from time to time during the rest of the year). Not only would the turf field be an asset, but the basketball courts could also be used for futsal, a soccer game played in a gymnasium.

The Club would also like to sponsor coach training workshops for coaches, which require a classroom and a playing space nearby. The proposed community center and location look ideal for this.

Personally, beyond the soccer club, I know that it's difficult to find spaces that are reasonably priced for small organizations to hold meetings or social occasions. Family or neighborhood gatherings, community clubs and small arts organizations are always searching for centrally located, affordable and appropriate venues for their activities. The layout of the proposed community center would provide for the needs of all of these groups.

Please share my comments with the Concord City Council. It is in the best interest of the residents of Concord, both young and old, to continue the planning for this center.

Thank you.

Sincerely,

Connie Colton
Administrative Director
cc: D. Gill

NHTI, Concord's Community College
31 College Drive
Concord, NH 03301
www.nhti.edu



To: David Gill
From: Paul Hogan
Re: Community Center Project
Date: November 10, 2010

Dear David,

I am writing to support the renovation project for the Dame School conversion into a Community Center that could be utilized year round for the city of Concord. The project adds great value to the Concord and creates a whole new set of options for the local community to enjoy fitness, social opportunities and athletic competition. The new facility will be a boom for the every age group with potential usage from morning till late at night.

From our standpoint here at NHTI, we welcome the opportunity for future students to be involved in working or internship positions at the facility. This relationship could be a win-win for our Sports Management students wishing to actively explore and gain experience at a sports facility.

NHTI could possibly be interested in renting the facility on a "need" basis to augment our growing athletic program and the many needs in particular of our soccer programs during late season or inclement weather situations.

Concord is a terrific small city in need of a facility like the one being proposed. I believe the project is worthwhile and would extend more opportunities for the area population. I fully support the new project. Please keep me in the conversation and let me know how I can help with this terrific development.

Sincerely,

Paul Hogan
Director of Athletics
Professor of Sport Management
Men's Basketball Coach
Phogan@ccsnh.edu



Concord Family YMCA

November 15, 2010

Mr. Tom Aspell
City Manager
Concord City Hall
41 Green Street
Concord, NH 03301

Dear Tom:

I am writing on behalf of the Concord Family YMCA in support of the Community Center Initiative.

We believe that the consolidation of the existing, outdated community centers into a new, multi-purpose community center targeted for the Dame School site will help our City advance toward the goals of improved health and wellness for all of our citizens. In addition, we look forward to the opportunity to work collaboratively with the City on the new Community Center.

Although the parameters and scope of this collaboration have yet to be defined, we believe that working closely with other community partners, in particular the City of Concord, is the only way to achieve substantive change and improvement across our community.

Sincerely,

James S. Doremus, Executive Director
Concord Family YMCA

cc: David Gill

15 N. State Street, Concord, NH 03301 603.228.9622
www.concordymca.org

Walsh, Matthew

From: Gill, David
Sent: Thursday, December 09, 2010 8:26 PM
To: Walsh, Matthew
Cc: Aspell, Thomas
Subject: FW: Consideration for proposed community center

FYI

-----Original Message-----

From: dorisballard@comcast.net [mailto:dorisballard@comcast.net]
Sent: Thu 12/9/2010 4:52 PM
To: Gill, David
Subject: Consideration for proposed community center

Dear David,

I understand you will be presenting information to the City Council in January on the proposed community center on the heights. I would like to present you and our city leaders with an idea that might be a real value to the center and to those individuals and groups that would be using the facility.

I would suggest that the planners of the center consider including a satellite studio for Concord Community TV in the building. The vision would be to expand the TV station into a community media center, that increases training opportunities in TV and video production to citizens of Concord of all ages. The students at Concord High School would still benefit from the same opportunities that now exist at the school's studio, but the public and government side of the station would benefit greatly from being located in a facility that has better accessibility, parking, and visibility.

Although I am the executive director of ConcordTV, I must make it clear that I am not speaking on behalf of our board, but as a citizen of Concord that can see the great potential in including such a satellite TV station and media center in the new community center.

In this world of increasing technology, especially video production, ConcordTV should be considered as a valuable resource that complements our city library. This is the direction of public, government and education community TV stations across the country. Whether our board and city leaders are prepared to venture forth with such an idea or not, it is clear that the direction of ConcordTV as a vibrant TV station and very active media center is still happening due to the increased demand for technology training and access to equipment that is available to the public, our schools and city government.

Imagine what it would be like to include such a satellite in the community center. It seems to me that this would be an even greater win-win for the city, the TV station, and our residents, not to mention the increase in programming on our community channels that would result.

I realize that we may be talking years from now before such a center is a reality. And it may be a bit backwards to present this idea to you before speaking to my board. But at this point, it is just a seed that I am planting before the city begins to develop the concept and structural plan of the center.

If you agree that there is merit in pursuing such a discussion, I would be pleased to talk to our board of directors and get a sense of whether or not there is a consensus in exploring the idea further.
Thank you for your consideration.

Sincerely,
Doris Ballard
7 Broadway
Concord, NH

