



City Wide Multi-Generational Community Center Project

City Council Schematic Design Presentation

February 9, 2014

Design Team Introductions

- ▶ Gerry Blanchette, P.E. ; HL Turner Group
 - ▶ Lead Consultant for Project
- ▶ Joel Bargmann; BH+A Architects
 - ▶ Recreational / Community Center Design Specialist
- ▶ Ken Ballard; Ballard & King
 - ▶ Business Plans & Financial Pro Formas

Presentation Overview

- ▶ Project Site Review
- ▶ Heights Neighborhood Demographic Profile (2010)
- ▶ Review of Project History
 - ▶ 2004 Feasibility Study
 - ▶ 2011 Needs Assessment / Feasibility Study
- ▶ 2015 Schematic Design Options
- ▶ Branch Library Financial Details
- ▶ Concord TV Financial Details
- ▶ Available Budget
- ▶ Recommendation & Tentative Schedule

Project Site

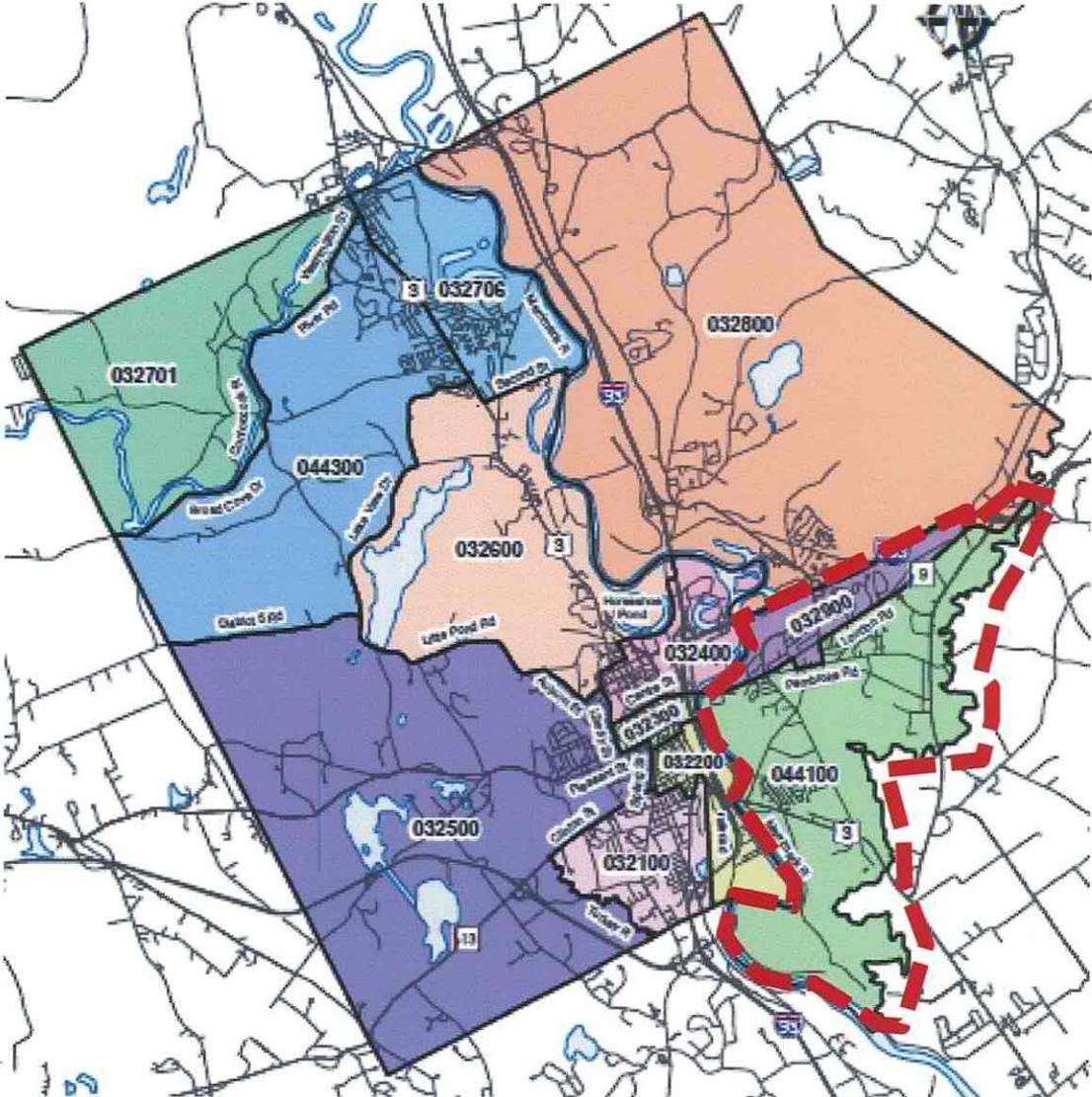
Project Site



Heights Neighborhood Demographic Profile

2010 U.S. Census Data

2010 US Census Tracts



2010 Heights Demographic Profile

	City of Concord	Tract 032900 (Loudon Road)	Tract 044100 (Airport Rd / Manchester St)
Population Density (per square mile)	667	3,595	548
Percentage of people with no vehicle	9.7%	15.6%	5.7%
Percentage of people that are foreign-born	5.8%	17.0%	5.8%
Percentage of people that speak English “less than very well”	3.0%	12.7%	5.1%
White Population	91.8%	80.6%	88.6%
Median Household Income	\$53,379	\$35,565	\$40,506
Percentage Below Poverty Rate	10.3%	22.7%	14.8%

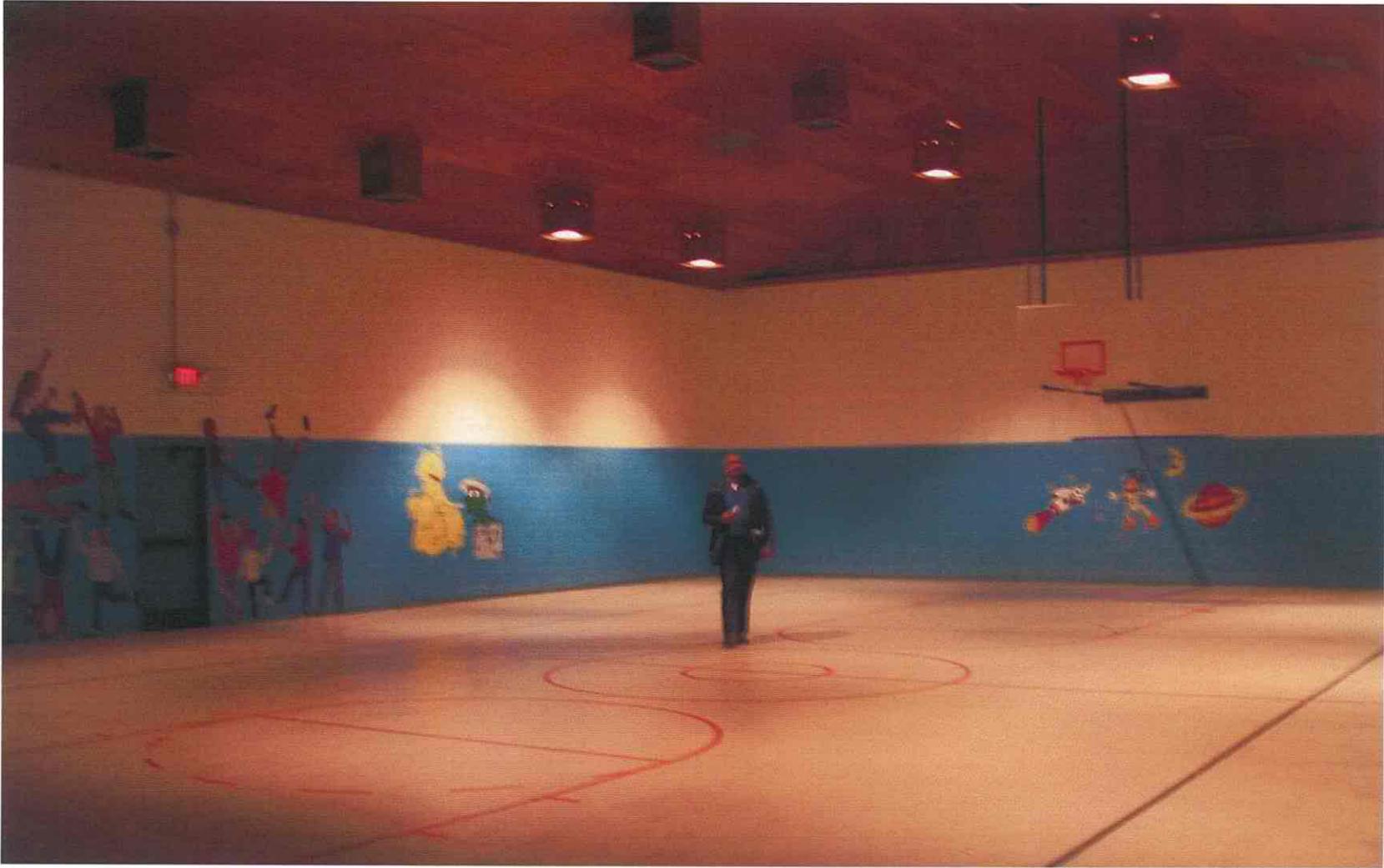
Project History: 2004

**Feasibility Study: “New Heights
Community Center”**

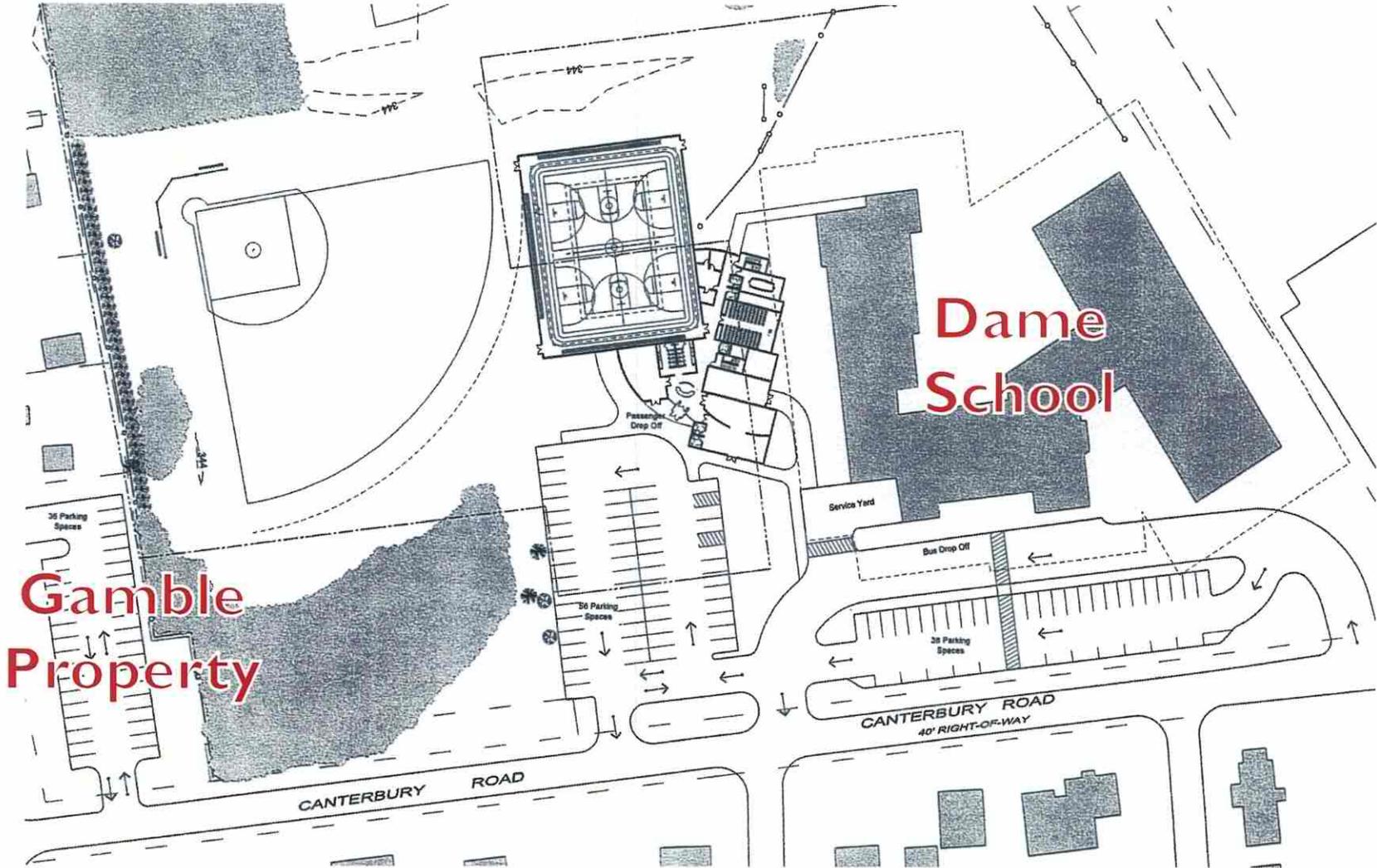
2004 Feasibility Study



2004 Feasibility Study



2004 Feasibility Study



2004 Feasibility Study Summary

- ▶ Replacement of Heights Center Only, **Not City-Wide**
- ▶ 30,350SF; \$7.7 +/- Million
- ▶ 2 Story Facility
- ▶ City Rents Space; **Programming Run by Others**
- ▶ Features
 - ▶ Gym
 - ▶ Walking Track (Elevated in Gym)
 - ▶ Community Meeting Room / Hall (with Kitchen)
 - ▶ Multi-Purpose Rooms
 - ▶ Library Component (850SF +/-)
 - ▶ Relocated Parks & Recreation Offices

2004 Feasibility Study Outcomes



Project History: 2004-2011

Project History 2004 -2011



**Mill Brook Elementary School
Opened September 2012**

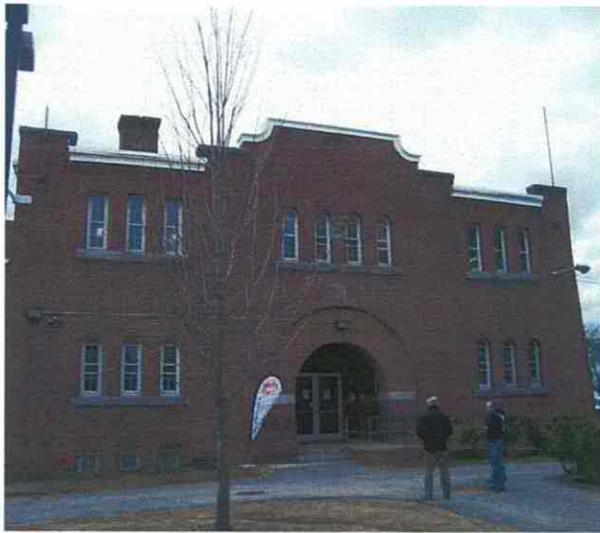
Project History 2004 -2011



Project History: 2011 Study

Former Dame School Alternatives

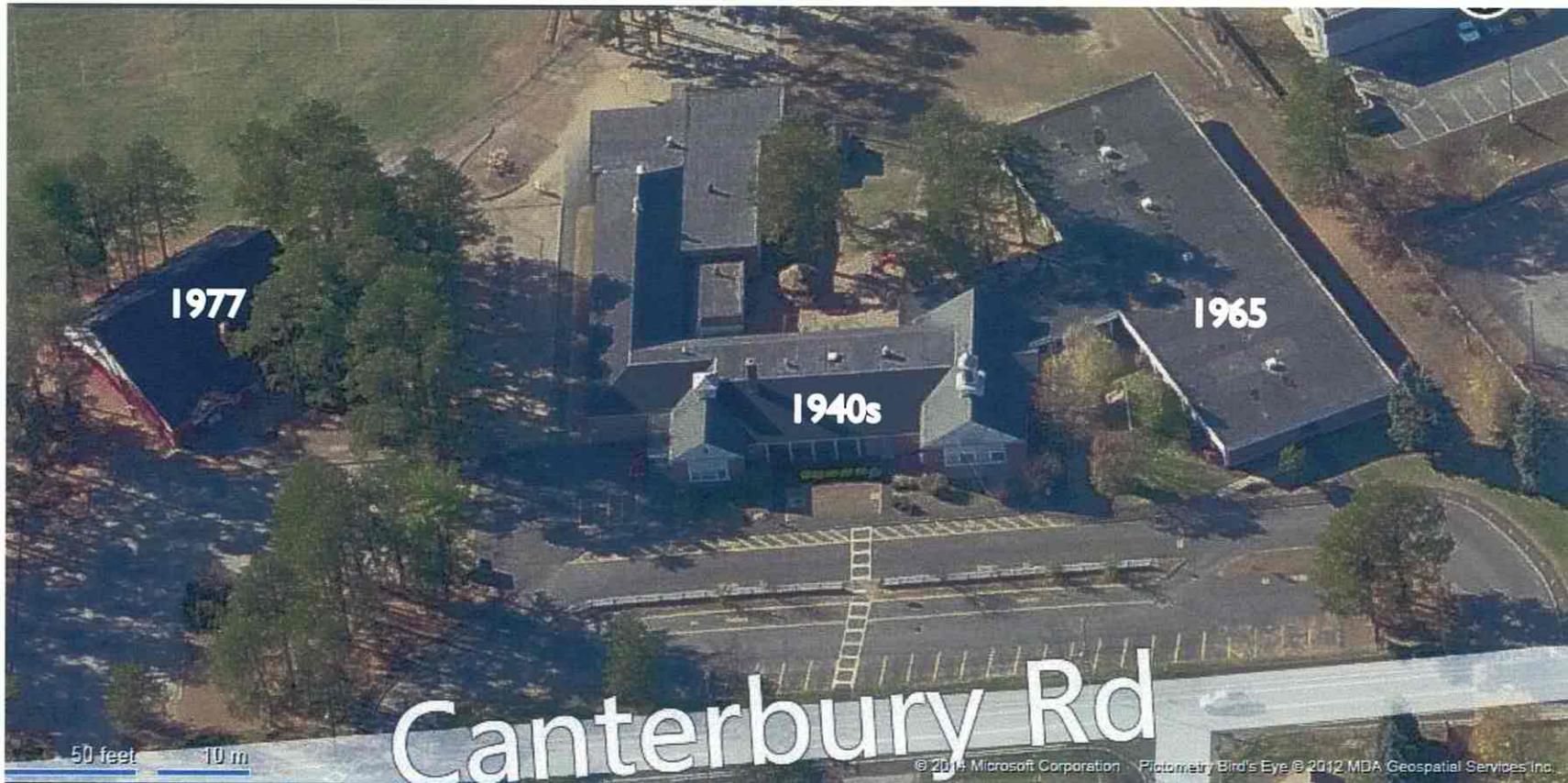
2011 Feasibility Study



2011 Feasibility Study

Facility	Est. Cost of Improvements (2010 Dollars)	Completed Since 2011	Work Remaining (2010 Dollars)	Remaining (Est. Adjusted to 2015 Dollars)
Green Street Community Center	\$3,564,450	\$555,000	\$3,009,450	\$3,840,906
Heights Community Center (1977)	\$691,500	\$0	\$691,500	\$882,549
East Concord Community Center	\$972,900	\$0	\$972,900	\$1,241,694
West Street Ward House	\$699,300	\$88,000	\$611,300	\$780,191
Total	\$5,928,150	\$643,000	\$5,285,150	\$6,745,340

2011 Feasibility Study

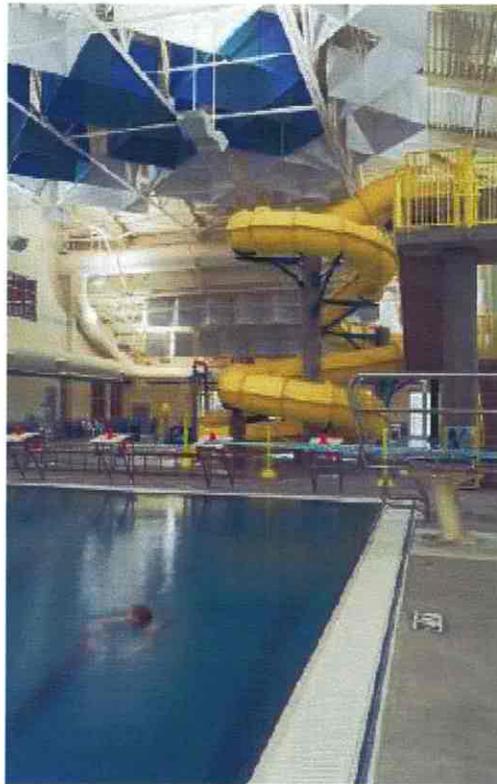


2011 Feasibility Study: Excluded Amenities

Library



Lap Pool / Aquatics



TV Studio



2011 Study Summary

- ▶ City-Wide Multi-Generation Facility!
- ▶ **80,000SF +/-; \$11.4 Million (2010 Dollars!) (\$14.55 Million Today)**
- ▶ Single Story
- ▶ Reuse Portions of Dame School (1965 Wing & Cafeteria)
- ▶ Business Plan & Financial Pro Forma
- ▶ City Rents Space & Operates Programs
- ▶ Key Amenities
 - ▶ Gym (Double High School Courts)
 - ▶ Indoor Turf Field with Walking Track
 - ▶ Community Meeting Room / Hall (with Kitchen)
 - ▶ Multi-Purpose Rooms
 - ▶ Dance / Aerobic Studios
 - ▶ Senior Programming
 - ▶ Preschool / Daycare
 - ▶ Relocated Park & Recreation Offices

2011 Feasibility Study Outcomes

- ▶ January 2013: City Acquired Dame School
- ▶ July 2013: City Council Appropriated \$130,000 +/- for Design Development / Pro Forma & Cost Updates
- ▶ June 2014: City Council Appropriated \$651,730 +/- for Full Design, Permitting, & Construction Documents

2015 Schematic Designs

10% +/- Level of Completion

2014 Schematic Designs



EXISTING



OPTION 1A & 1B
Utilize 1965 wing plus the cafeteria of the 1940's wing



OPTION 3A & 3B
Utilize the front portion of the 1940's wing

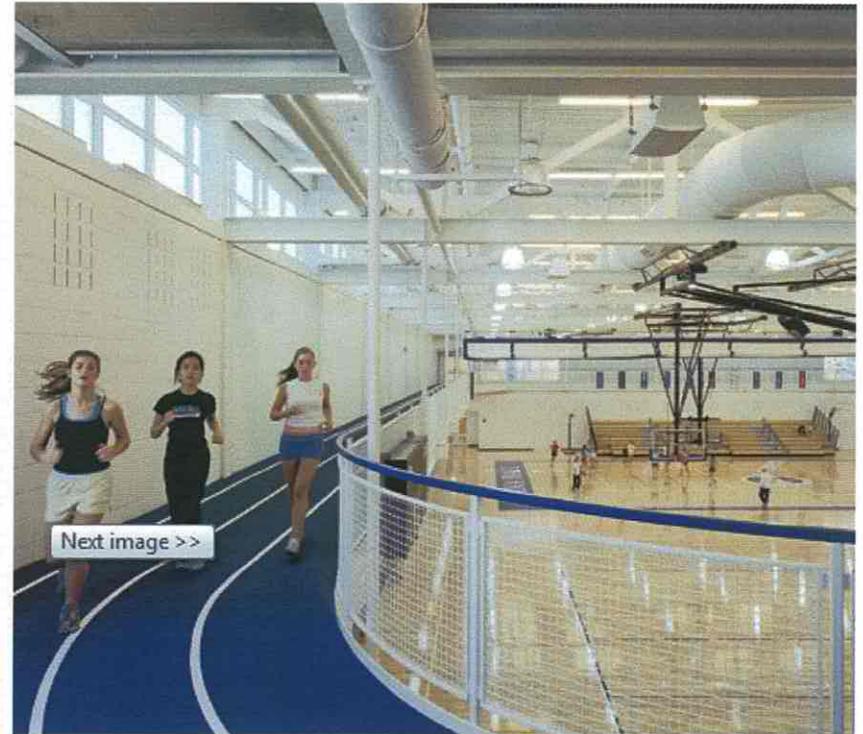
Option 1A & 1B

1965 Wing Renovation + New Construction

Sample Double Gym with Walking Track



Sample Divisible Gym with Track



Indoor Turf Center



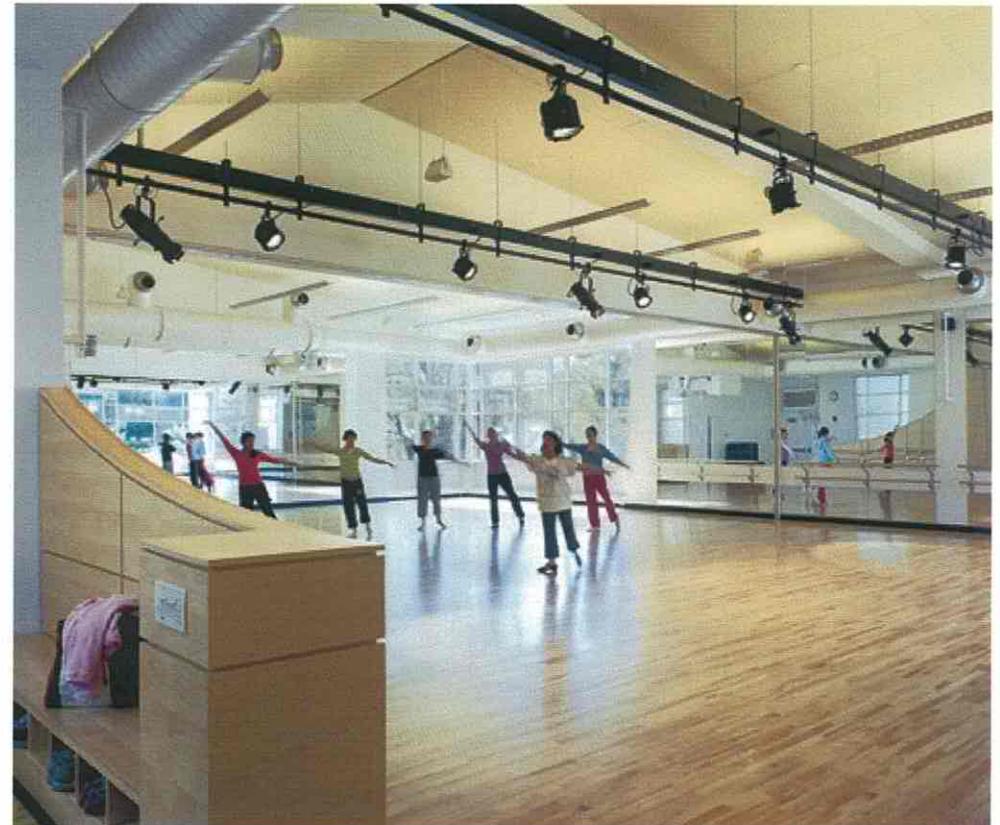
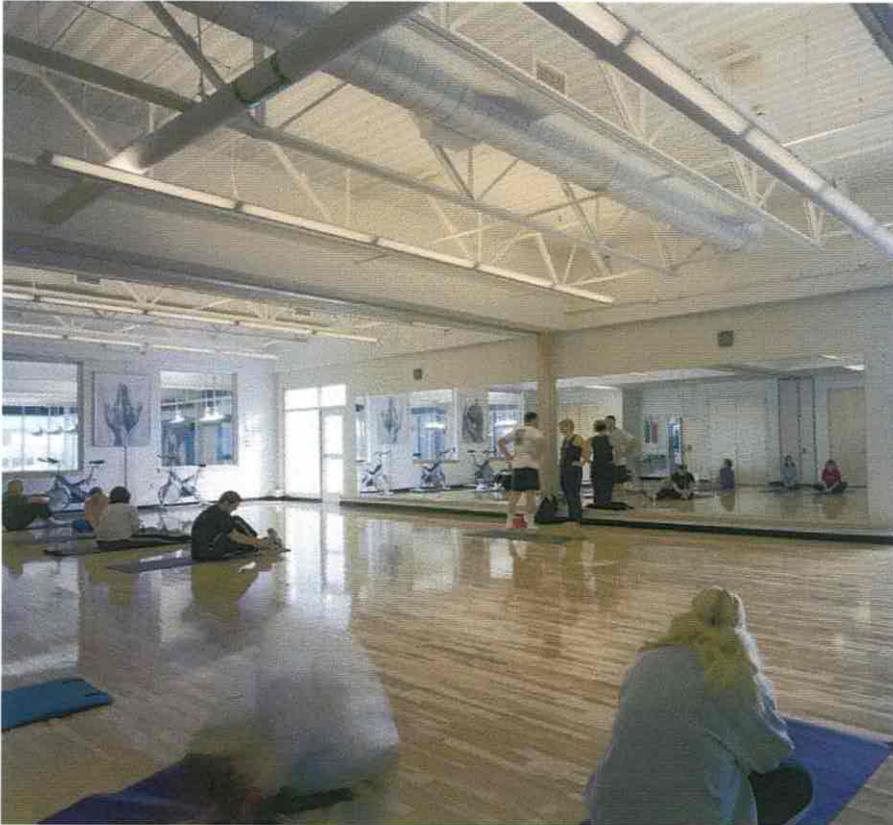
Large Multipurpose Room / Function Hall / Performance Center



Large Multipurpose Room / Function Hall / Performance Center



Typical Multipurpose & Exercise Rooms



Option 1A Interior Rendering



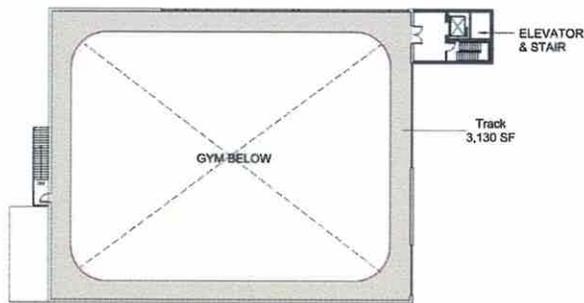
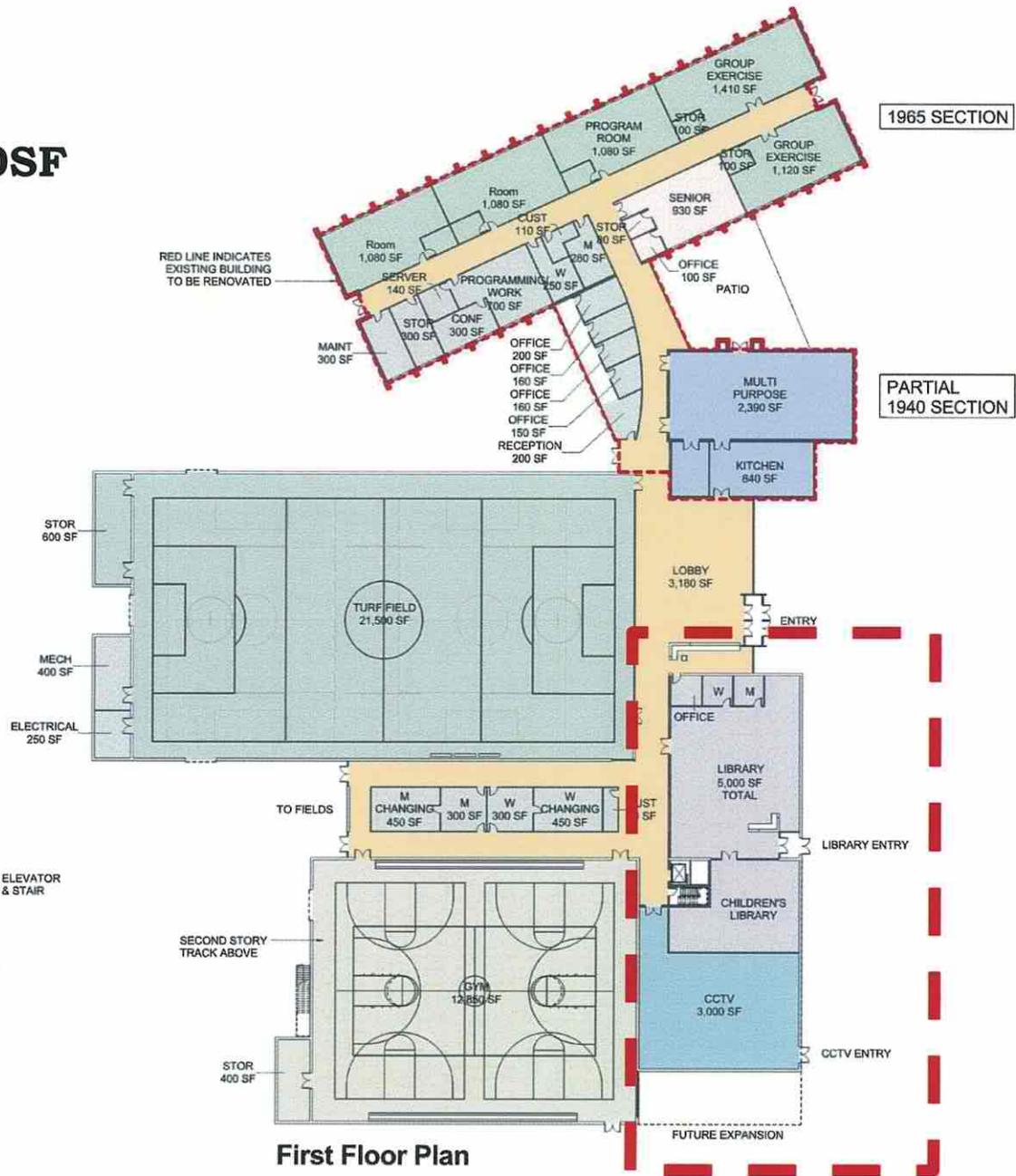
Option 1B

Building Size: 77,520SF

Includes Library & Concord TV

Cost: \$16,110,201

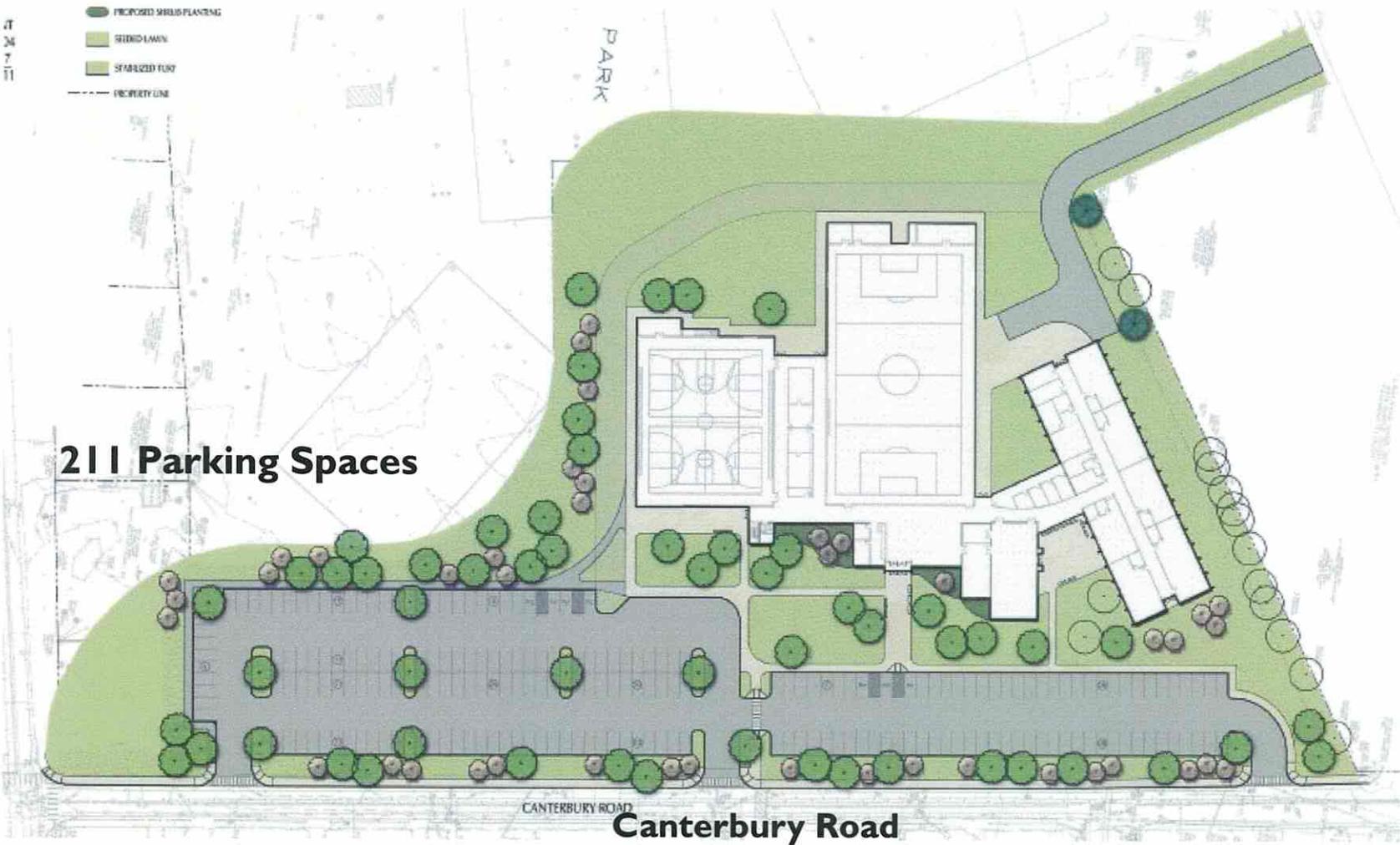
RENOVATED	19,220 SF
NEW	58,300 SF
FIRST FLOOR	73,860 SF
TRACK LEVEL	3,660 SF
TOTAL	77,520 SF



Track Level Plan

First Floor Plan

Option 1A Site Plan





Option 1A: Partial Reuse Base Scheme

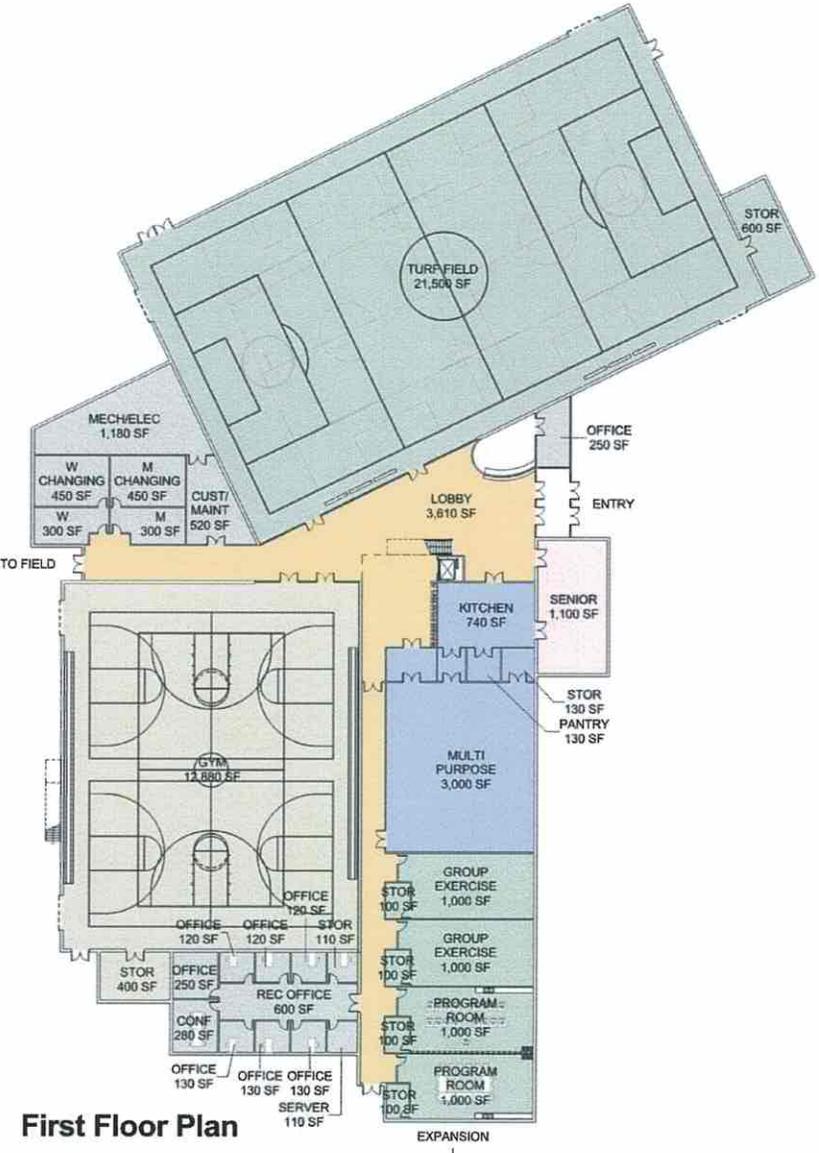
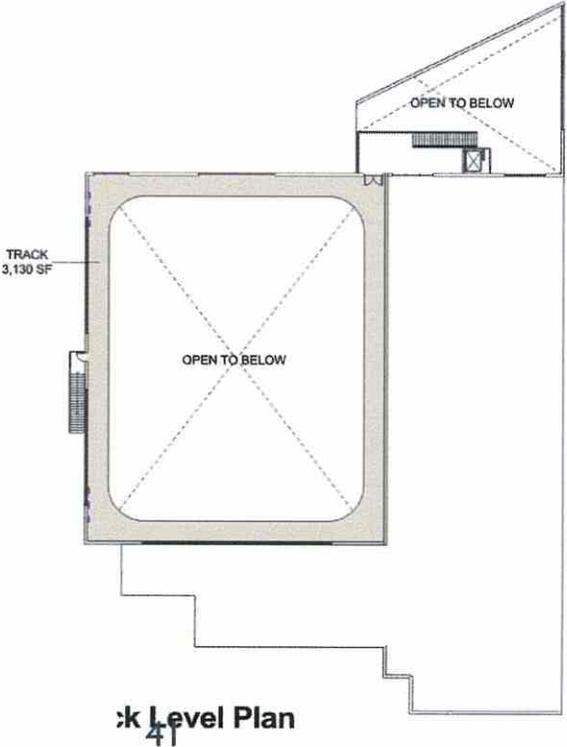
Option 2A & 2B

Complete Demolition & New Construction

Option 2A

Building Size: 63,160SF
Cost: \$14,104,235

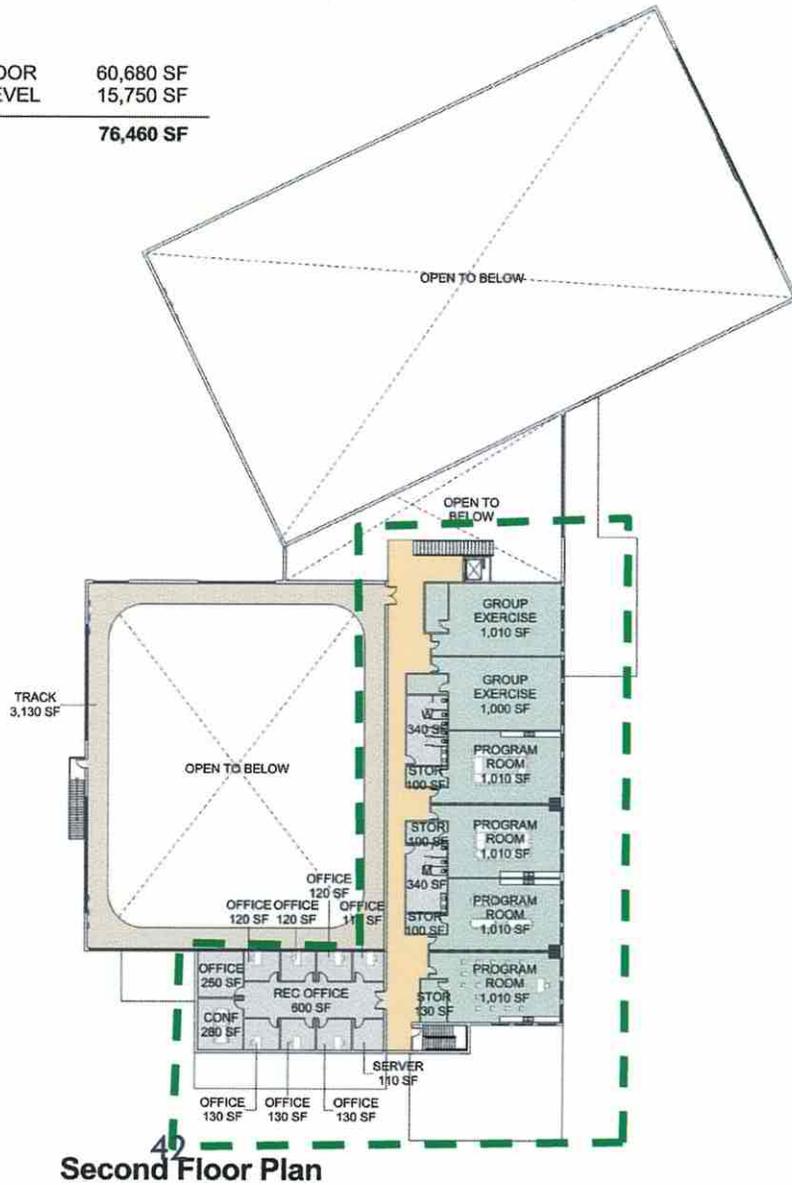
FIRST FLOOR	59,330 SF
TRACK LEVEL	3,830 SF
TOTAL	63,160 SF



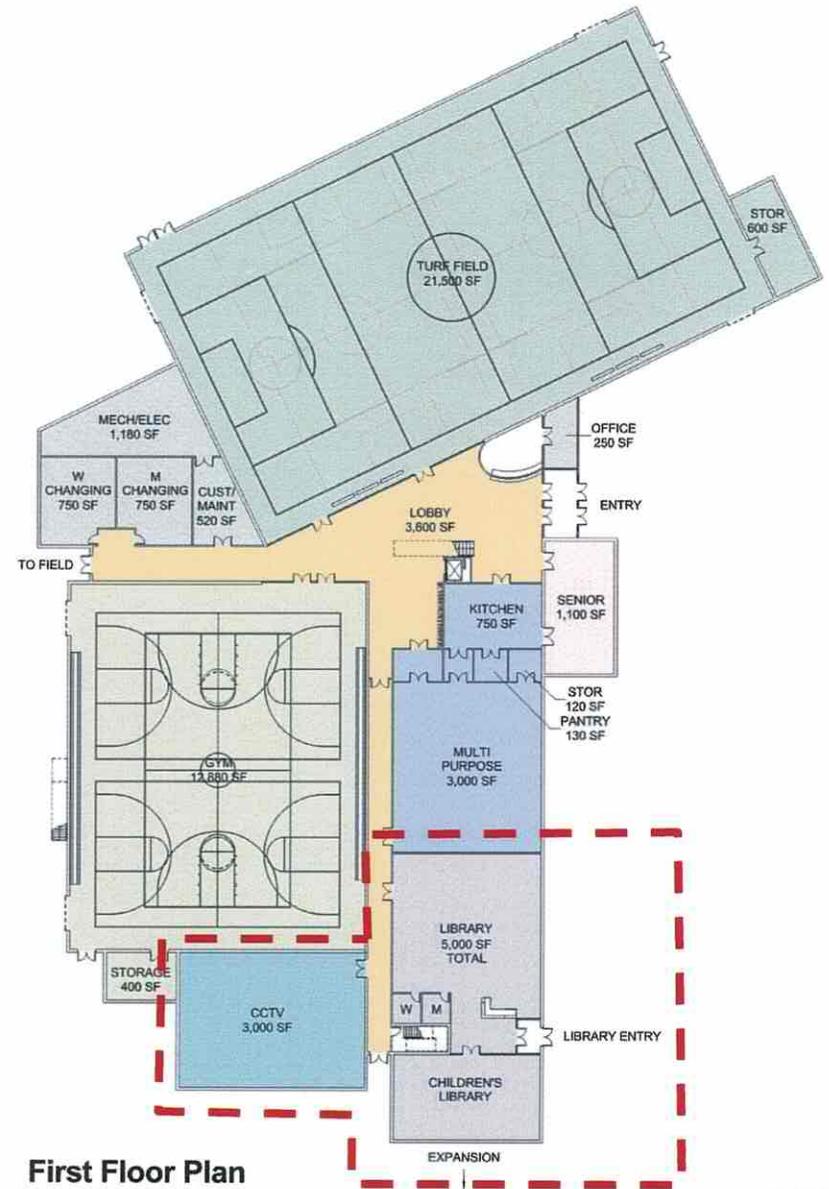
Option 2B

Building Size: 76,460SF
Includes Library & Concord TV
Cost: \$16,807,782

FIRST FLOOR	60,680 SF
TRACK LEVEL	15,750 SF
TOTAL	76,460 SF



Second Floor Plan



First Floor Plan

Option 2B Interior Rendering



Option 2A Site Plan

PARKING COUNT	
9x18	204
HC	7
TOTAL	211

211 Parking Spaces



Option 2A Site Plan

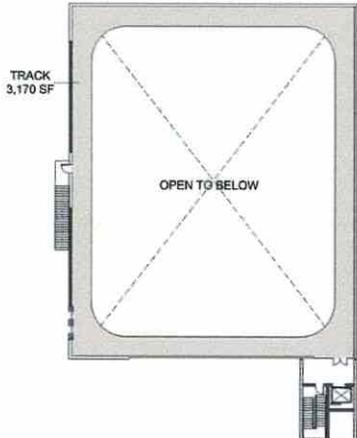


Option 3A & 3B

Partial Renovation 1940s Wing + New Construction

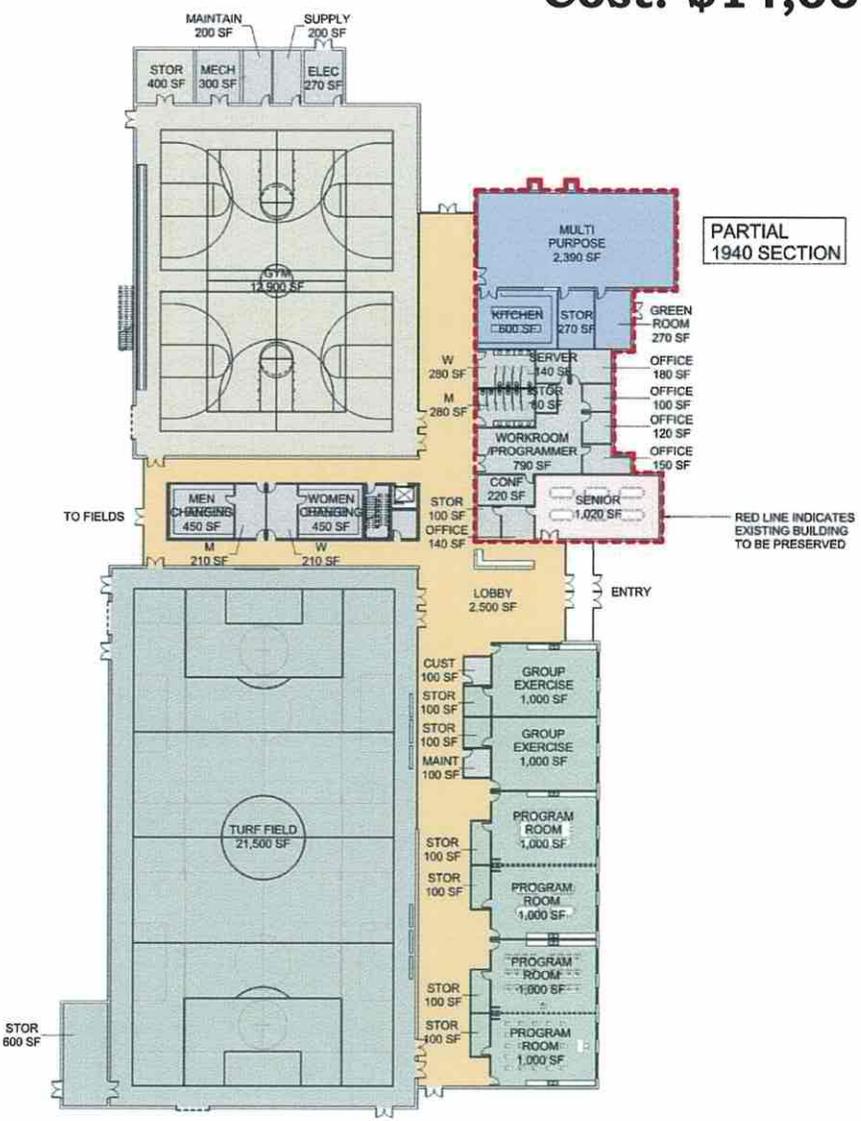
Option 3A

Building Size: 68,990SF
Cost: \$14,060,815

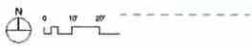


Track Level Plan

RENOVATED	7,890 SF
NEW	61,100 SF
FIRST FLOOR	65,240 SF
TRACK LEVEL	3,750 SF
TOTAL	68,990 SF



First Floor Plan



Option 3A Interior Rendering



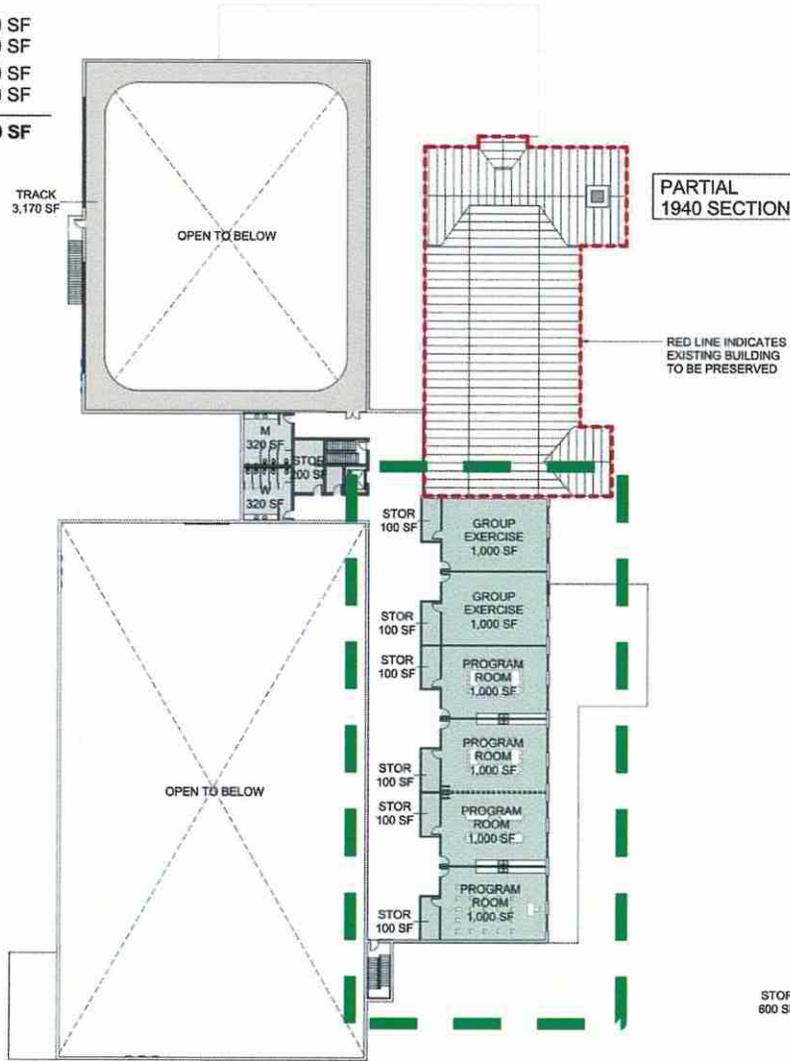
Option 3B

Building Size: 84,330SF

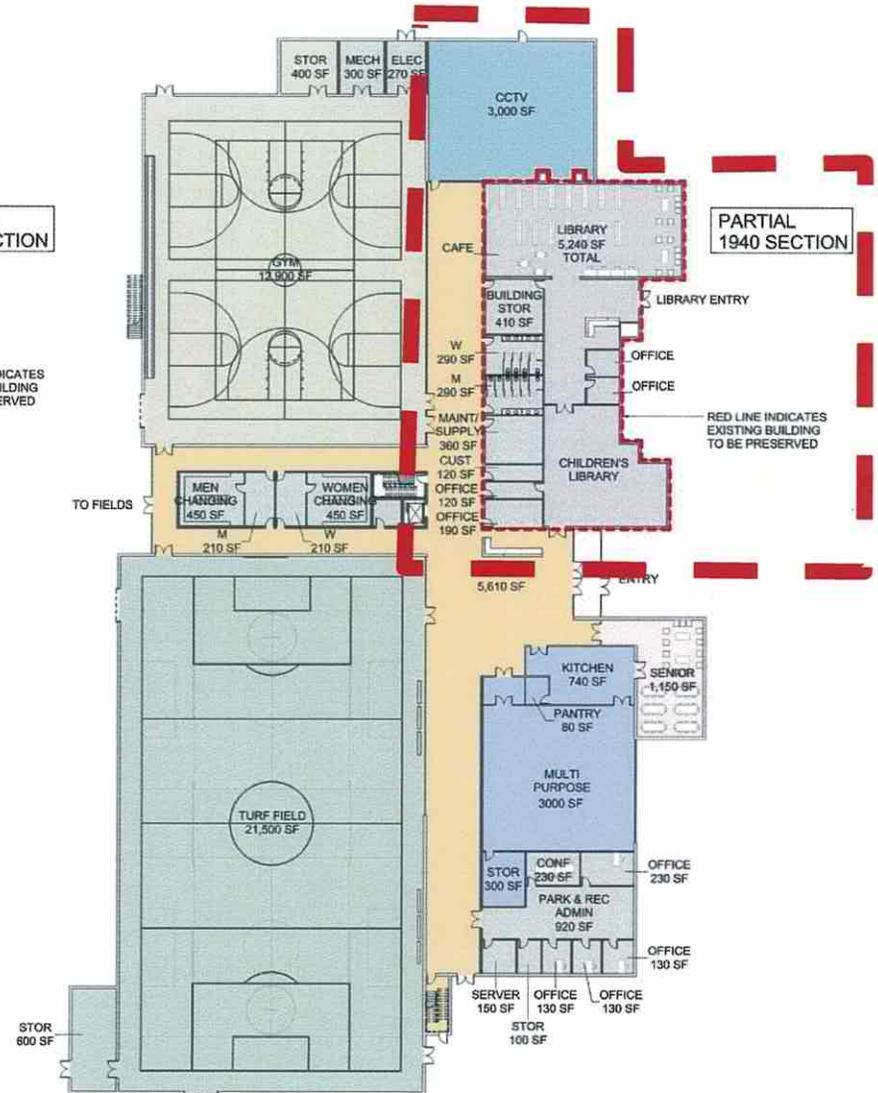
Includes Library & Concord TV

Cost: \$17,370,132

RENOVATED	7,890 SF
NEW	76,440 SF
FIRST FLOOR	67,900 SF
TRACK LEVEL	16,430 SF
TOTAL	84,330 SF

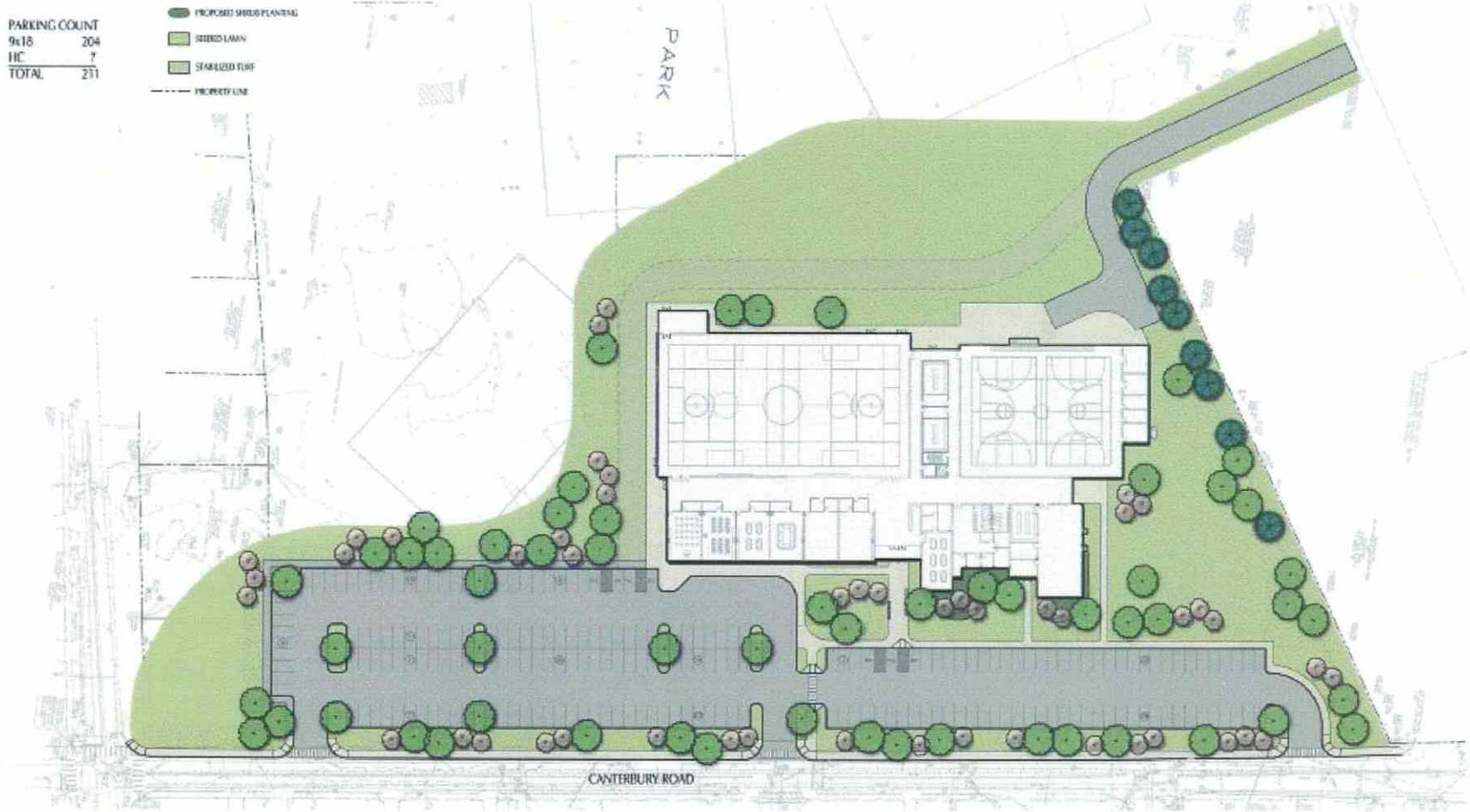


Second Floor Plan



First Floor Plan

Option 3A Site Plan



Option 3A Site Plan



Option 3A: 1940 Wing Renovation Site Plan

Financial Summary

	Option 1		Option 2		Option 3	
	1A	1B	2A	2B	3A	3B
	Renovate 1965 + New Construction	Renovate 1965 + Library & Concord TV	All new Construction	All New + Library, Concord TV, & 2 Add'l Multi-Purpose Rooms	Renovate 1940 + New Construction	Renovate 1940 + Library & Concord TV
Construction Cost						
Total Building Size (Square Feet)	69,580	77,520	63,160	76,460	68,990	84,330
Construction Cost	\$14,156,407	\$16,110,201	\$14,104,235	\$16,807,782	\$14,060,815	\$17,370,132
Less Fundraising (Excludes CTV)	(\$1,415,641)	(\$1,549,003)	(\$1,410,424)	(\$1,610,086)	(\$1,406,082)	(\$1,624,164)
<u>Net Construction Cost to be Bonded</u>	<u>\$12,740,766</u>	<u>\$14,561,198</u>	<u>\$12,693,812</u>	<u>\$15,197,696</u>	<u>\$12,654,734</u>	<u>\$15,745,968</u>
Net Cost to General Fund						
General Fund Subsidy (Year 1)	\$1,224,556	\$1,623,166	\$1,173,899	\$1,594,704	\$1,209,604	\$1,702,937
Projected Tax Rate Impact (\$) (Year 1; City Portion Only)	\$0.33	\$0.43	\$0.31	\$0.42	\$0.32	\$0.45
Projected Tax Rate Impact (%) (Year 1; City Portion Only)	3.47%	4.60%	3.33%	4.52%	3.43%	4.82%
Annual Cost to Taxpayers						
\$100,000 Home (Year 1)	\$32.54	\$43.13	\$31.19	\$42.37	\$32.14	\$45.25
\$200,000 Home (Year 1)	\$65.07	\$86.26	\$62.38	\$84.74	\$64.28	\$90.50
\$300,000 Home (Year 1)	\$97.61	\$129.39	\$93.57	\$127.12	\$96.42	\$135.74

Branch Library Financial Analysis

Branch Library

- ▶ 5,000SF Facility
- ▶ “Full Service” Branch
 - ▶ Adults, Children & Teens spaces
 - ▶ Books, Periodicals, & Tech
- ▶ Staffing
 - ▶ Branch Director (1 FTE, 40 Hours / Week)
 - ▶ Multiple Library Technicians (1.8 FTEs, 72 Hours / Week)
 - ▶ Multiple Library Pages (0.8 FTE, 30 Hours / Week)

Branch Library

Branch Library: Summary of General Fund Impacts – Lease Model

	Option 1 ("1965")	Option 2 ("All New")	Option 3 ("1940")
Library Size (Square Feet)	5,000	5,000	5,000
Construction Cost	\$1,333,621	\$1,478,209	\$2,180,823
Less Fundraising	(\$133,362)	(\$147,821)	(\$218,082)
Net Cost to be Bonded	\$1,200,259	\$1,330,388	\$1,962,741
Debt Service Year 1 (3%, 20 Years)	\$96,021	\$106,431	\$157,019
Operating Expenses (Year 1)	\$302,589	\$302,589	\$302,589
Revenues (Year 1)	\$0	\$0	\$0
Total Operating & Debt Service Costs (Year 1)	\$398,610	\$409,020	\$459,608
Tax Rate Impact (Year 1)	\$0.11	\$0.11	\$0.12
Percent Increase of Tax Rate (Over 2014 City Portion of Tax Rate \$9.38)	1.13%	1.16%	1.30%
Cost to \$100,000 Home (Year 1)	\$10.59	\$10.87	\$12.21
Cost to \$200,000 Home (Year 1)	\$21.18	\$21.74	\$24.42
Cost to \$300,000 Home (Year 1)	\$31.77	\$32.60	\$36.64

Concord TV Studio Financial Analysis

Concord TV – Lease Model

Concord TV Studio: Summary of General Fund Impacts

	Option 1 ("1965")	Option 2 ("All New")	Option 3 ("1940")
Concord TV Studio Size (Square Feet)	3,000	3,000	3,000
Construction Cost	\$620,172	\$706,926	\$1,128,494
Less Fundraising	\$0	\$0	\$0
Net Cost to be Bonded	\$620,172	\$706,926	\$1,128,494
Debt Service Year 1 (3%, 20 Years)	\$49,614	\$56,554	\$90,280
Operating Expenses (Year 1)	\$26,786	\$26,786	\$26,786
Revenues (Year 1)	\$76,400	\$83,340	\$83,340
Rental Rate Charged to Concord TV per SF of Space (Year 1)	\$25.47	\$27.78	\$27.78
<hr style="border-top: 1px dashed red;"/>			
Subtotal - CTV General Fund Subsidy	\$0	\$0	\$33,725
Tax Rate Impact (Year 1)	\$0	\$0	\$0.01
Percent Increase of Tax Rate (Over 2014 City Portion of Tax Rate \$9.38)	0.00%	0.00%	0.10%
Cost to \$100,000 Home (Year 1)	\$0.00	\$0.00	\$0.90
Cost to \$200,000 Home (Year 1)	\$0.00	\$0.00	\$1.79
Cost to \$300,000 Home (Year 1)	\$0.00	\$0.00	\$2.69

Concord TV – Full Taxpayer Support Alternative

Concord TV Studio: Summary of General Fund Impacts - Full Taxpayer Support for Debt + O&M Costs

	Option 1B ("1965")	Option 2B ("All New")	Option 3B ("1940")
Cost to Support Concord TV (Year 1)	\$76,400	\$83,340	\$117,065
Tax Rate Impact	\$0.02	\$0.02	\$0.03
Tax Rate % Increase (Over 2014; City Portion Only)	0.22%	0.24%	0.33%
Cost to \$100,000 Home (Year 1)	\$2.03	\$2.21	\$3.11
Cost to \$200,000 Home (Year 1)	\$4.06	\$4.43	\$6.22
Cost to \$300,000 Home (Year 1)	\$6.09	\$6.64	\$9.33

Dame School / Heights Gym Capital Needs

Dame School / Heights Gym Capital Needs



Dame School / Heights Gym Capital Needs

- ▶ Asbestos Abatement
- ▶ Parking Lot Repairs / Improvements
- ▶ Masonry Repairs / Repointing
- ▶ Roof (Including Structural Upgrades)
- ▶ Windows
- ▶ HVAC
- ▶ Flooring
- ▶ Kitchen Equipment Upgrades
- ▶ Insulation / Energy Improvements

Preliminary Est. \$7.5 Million +/- (2015)

Dame School / Heights Gym Capital Needs

Cost of Improvements	\$7,500,000
Year 1 Debt Service (20 Years, 3%)	\$600,000
Tax Rate (\$) (Over 2014 Rate; Municipal Portion Only)	\$0.16
Tax Rate (%) (Over 2014 Rate; Municipal Portion Only)	1.70%
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Cost to \$100,000 Home (Year 1)	\$15.94
Cost to \$200,000 Home (Year 1)	\$31.88
Cost to \$300,000 Home (Year 1)	\$47.83

Excludes Increased Operating & Maintenance Costs to Open 1940s Wing

Available Budget

Available Budget

Cost Center	Amount	Notes
Appropriated for Design	\$781,503	
Schematic Design & Pro Formas (Budget)	-\$171,100	
Full Design / Bid Specs (Budget)	-\$571,600	Includes \$14,000 for CTV and \$12,000 for Preschool (\$26,000 Total)
Subtotal	\$38,803	Contingency
Branch Library Design (Optional)	-\$18,000	If Selected by City Council
<u>Net Available</u>	<u>\$20,803</u>	<u>Excludes Potential Credit for CTV and Preschool</u>

Recommendation & Suggested Schedule

Recommendation & Suggested Schedule

- ▶ Staff Recommendation: Option #2 (\$14,104,235)
- ▶ March 9, 2015:
 - ▶ Public Hearing
 - ▶ Select Alternative.
- ▶ April 13, 2015:
 - ▶ Extra Meeting if Needed;
 - ▶ Suggested Deadline for CTV Commitment
- ▶ May 2015:
 - ▶ Begin Final Design
- ▶ January 2016:
 - ▶ Bid Construction
- ▶ July 2017:
 - ▶ Project Completed.

Discussion / Questions & Answers