

**Recreation/Senior Center & Aquatic Center
Expansion Task Force**

Agenda

WEDNESDAY, May 11th, 2016

6:30 PM

**Louisville Recreation Center, Brooks Room
900 W. Via Appia**

- I. Call to Order
- II. Approve April 27th, 2016 Meeting Minutes
- III. Approval of Agenda
- IV. Public Comments on Items Not on the Agenda
- V. Chair's Update
- VI. Subcommittee Updates
- VII. Feedback from May 4th Open House – Sink Combs Dethlefs
- VIII. Refined Floor Plans and Cost Estimate – Sink Combs Dethlefs
- IX. Task Force Comments and Identification of Future Agenda Items and Meeting Dates.
- X. Adjourn

**Task Force
Meeting Minutes
Wednesday, April 27th, 2016
6:30 pm
Louisville Recreation/ Senior Center, Brooks Room
900 West Via Appia**

- I. Call to Order** –The Task Force meeting was called to order by Jeff Lipton at 6:32 p.m.

Board Members Present: Gina Barton, Rich Bradfield, Brett Commander, Laura Denton, Deborah Fahey, Alex Gorsevski, Linda Hodge, Kaylix McClure, Louise McClure, Michael Menaker, Lisa Norgard, Tom Tennessen, Michele Van Pelt

Board Members Absent: None

Staff Members present: Kathy Martin, Julie Seydel, Joe Stevens, Allan Gill

City Council Present: Jeff Lipton and Susan Loo

- II. Approve April 13, 2016 Meeting Minutes** – Minutes were approved by acclamation.
- III. Approval of Agenda** – agenda approved
- IV. Public Comments on Items Not on the Agenda** – None
- V. Chair's Update**

A resolution appointing the Task Force will be presented to City Council on May 3 to extend the Task Force through July. The original Task Force appointment expires in May.

A Financial Sub-Committee of the Task Force has been formed to focus on analyzing the GreenPlay report. The timeframe for this work will be approximately one month. Gina Barton and Tom Tennessen will co-chair the group and Rich Bradfield and Michele Van Pelt will be the other two members. A second Public Involvement group will be formed at a later date to promote and provide information regarding the project to the public.

In addition, an Issues Committee can be formed to include anyone in the community independent of the Task Force to act as direct advocates of the

City of Louisville

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project. Any current Task Force member can resign from the current board and participate in this committee. Materials regarding the project could be provided by Sink Combs Dethlefs, as a donation. Documents can also be requested through open records. Lisa Norgard will present information to the Dolphin Swim Team at their open house May 14.

Clarification was provided regarding the possibility of an extension of the Historic Preservation tax on the November ballot in addition to the expansion tax. The tax is set to expire in 2018, and a question on the phone survey will address if citizens would support this tax. The timing could create a challenge with the number of tax questions on one ballot. Michele Van Pelt felt that additional question to the phone survey was added late in the survey and was not reviewed by her or Susan Loo. City Council will have further discussion on the timing of this tax question.

VI. Presentation of Design Concepts – Sink Combs Dethlefs

The expansion of parking lots was discussed, and site plans were reviewed. Alex Gorsevski had concerns about the slope of the land around the current site. Chris Kastelic provided 2 options with one eliminating the indoor playground. The Task Force determined that option 1 was the best, as option 2 presented too many questions and roadblocks. Option 1 will be the plan used at the open house. Michael Menaker wants to be sure the option to have food trucks for the outdoor pool area be considered in the plans.

Memory Square drawings were presented and include family change rooms, a moved reception desk, storage, office space and shade structures. The current bath house would be taken down from the site and the same square footage added but redesigned. These plans will be available at the open house as well, with modifications.

VII. Operations & Maintenance Cost Presentation – GreenPlay

Chris Dropinski from GreenPlay presented the Operations & Maintenance cost prediction and made the Task Force aware that it is a moving target allowing discussions, as the document is a starting point, and is a conservative approach. The powerpoint presentation will be available online in the addendum to meeting. Fee trends vary by cities, events, philosophy, and GreenPlay has presented a starting point with an anticipation of a gradual increase to produce revenue. Jeff Lipton would like to be sure the fiscal policy is consistent with City Council direction.

There will be a ballot question to collect a tax to support O&M rather than using General Funds. Joe Stevens shared that the aging building has required increase in capital output as well as additional expenses to meet ADA requirements. Subsidy will vary from year to year and is hard to predict. Jeff Lipton said the tax would be 25 or 30 years and it needs to be a solid figure going forward in later years. Michele Van Pelt discussed the percent of cost recovery, and the dedicated tax for the building, how that is factored into the budget, and the amount supported by tax revenue. She was thinking it would be a sales tax on the ballot, but Jeff Lipton said council is leaning more toward property tax as that is more reliable in future years.

VIII. Open House Update – Staff

The open house date is May 4 and will be held in the north gymnasium at the recreation center. Public will have the ability to provide feedback and tables will be set up by center zones. The 5 areas will be youth, aquatics, sports, and group fitness. Kaylix McClure would like some defined ideas on what the leisure pool will include for the open house. Jeff Lipton would like efficiency of the project to be addressed as well.

IX. Task Force Comments and Identification of Future Agenda Items and Meeting Dates

The next Task Force meeting is Wednesday, May 11. Topics will include exterior design, cost estimates, refined floor plan and open house results.

X. Adjourn - The meeting was adjourned at 9:10 pm

05/11/2016

Recreation/Senior Center &
Aquatic Center Expansion

Task Force

Addendum



Recreation/Senior + Aquatic Center Study City Council Meeting | May 17, 2016



- May 4, 2016 – 2 Open Houses held at Rec Center
 - 10:30 a.m. to 12:00 p.m. (182 attendees)
 - 6:00 p.m. to 7:30 p.m. (122 attendees)
 - Approximately 100 people visited throughout the day
 - 72 comment cards received
 - Youngest respondent – 9 years old

- Stations were specific to Program Space, with staff / consultants / task force members there to answer questions about the Plans
 - Aquatics
 - Fitness/Group Exercise
 - Sports
 - Seniors
 - Youth
 - Sustainability

■ Aquatics

- Like having different water temperatures – competition vs. lesson vs. leisure pools
- Make sure there is State of the art filtration & ventilation for all pool spaces
- Leisure pool
 - keep teens in mind (climbing wall, rope swing, basketball, etc.)
 - love the lazy river – water walking classes
 - slide – have one that parent and child can ride together
- Lesson/Fitness pool
 - more depth needed (6-7 ft.) for aqua exercise
 - more challenging classes (i.e., water aerobic boot camp)
 - massage waterfall features
- Love the doors to the Outdoor Deck – make doors to it expansive (indoor/outdoor feel)
- Competition pool
 - Swim team practice times should expand
 - Make diving CHSSA compliant (dive teams) or consider a new dive well
 - Swim teams would like more lap lanes in the competition pool (8 ideally)

■ Aquatics

- Outdoor adult-only hot tub
- Family friendly hot tub – lower temp, kid seating
- Steam/Sauna
 - sound: insulate steam room from racquetball
 - steam room with 2 levels of seating
 - deck showers located outside steam/sauna area
- Love the Family Change space
 - add sinks in Family Change open area
- Expand existing wet lockers – more showers, more sinks
- Non-slip flooring throughout, also in lifeguard offices
- Outdoor waterpark at Rec Center– slides, zero-depth entry
- Memory Square
 - Unfortunate site is restricted so more can't been done
 - Remove fence around kid pool, eliminate age restriction

■ Fitness/Group Exercise

- Lots of windows around new fitness areas
- Like all the new cardio/circuit/weight areas
- Like all the new area for stretching/self-directed fitness/personal trainer areas
- Like fitness-only lockers
 - Need to be larger
 - Z-type locker, more locker space needed
 - Locate lockers in open fitness areas, not just locker rooms
- Barrier wall between free weights + stretching areas
- Consider acoustics for Group Exercise – yoga vs. zumba
- Need more restrooms on 2nd floor
- Add Olympic lifting area
- Add free weight classes
- Add kids gymnastics classes

■ **Sports**

- Indoor soccer/turf surface at new MAC gym
- Make new MAC gym larger
- Provide separate walking and running tracks
- Badminton lessons/team play
- Keep an outdoor sand volleyball court

■ Seniors

- Consider accessibility of all ages throughout facility (0-99 years old)
- Coffee bar at Senior Lounge
- Locate fireplace in larger space – more can enjoy
- Game Room – add ping pong
- Provide separate walking and running tracks
- Would like a Silver Sneakers space on 1st floor
- Soundproof all rooms
- Resilient wood floors in existing large multipurpose rooms (dance)
- Site
 - More ADA parking needed, provided more than code minimum
 - Improved drop-off capacity/layout
- Maintain programs during construction

■ Youth

- Coffee bar in the lobby
- Like windows in classrooms
- Active activities for children / tweens - rope climb, climbing net, ball pit
- Like having bathrooms on 2nd level
- Keep outdoor playground
- Consider safety/noise if the playground relocated along Via Appia
- Memory Square – longer pool hours

■ Sustainability

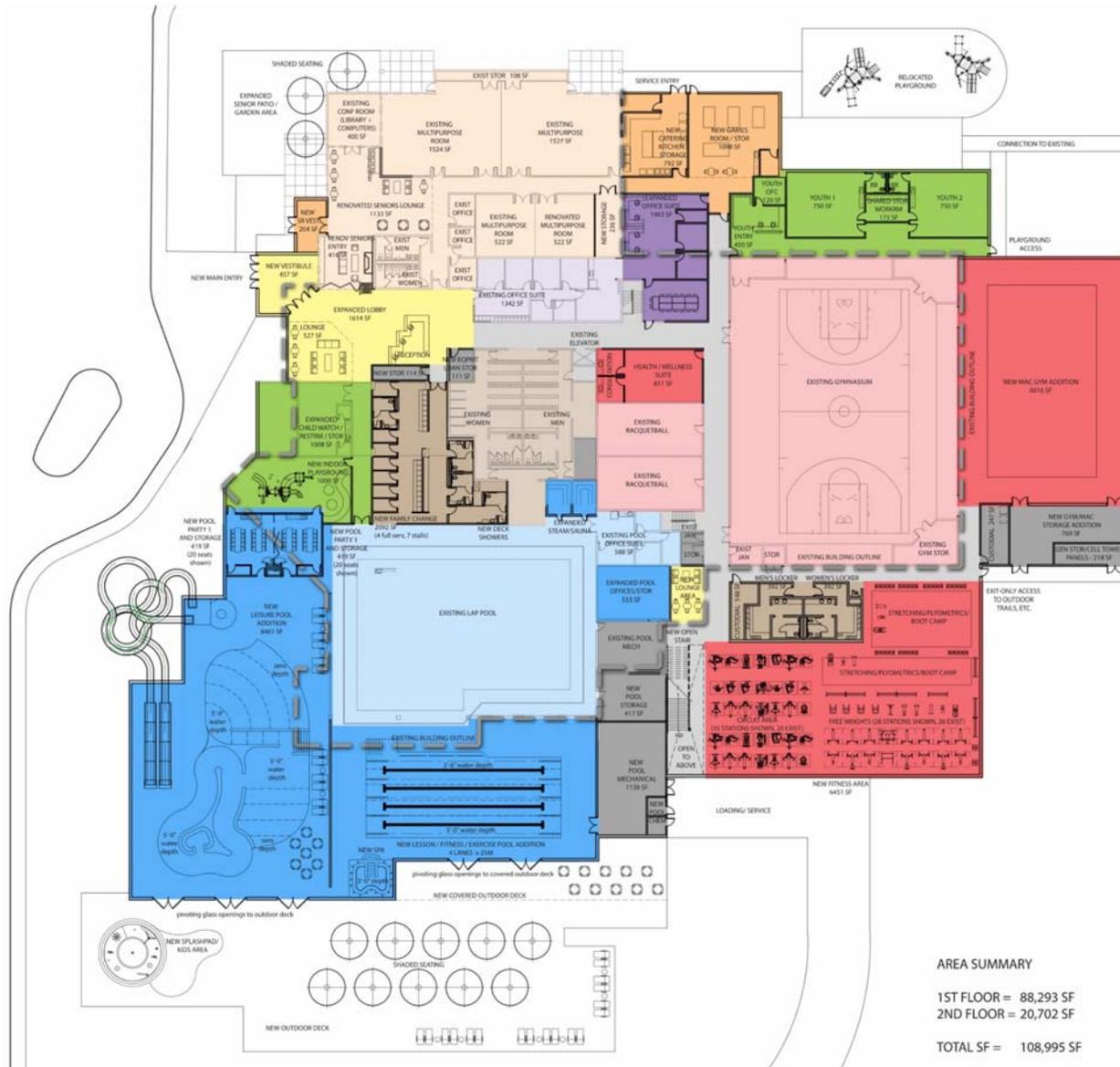
- Solar thermal + P/V for entire center
- Natural/daylighting throughout center, including solar tubes
- Consider light pollution
- Consider porous paving for parking/hardscape areas
- LEED Platinum as the goal
- LED lighting
- Efficient lighting controls (occupancy sensors, etc.)
- HVAC “right-sizing”
- Windows – passive winter heat, reflective summer heat
- Non-toxic building materials
- Consider long-term investment
- No special parking for fuel-efficient/electric vehicles (old cars aren’t in the landfill)

Site and Floor Plans



Rec/Senior/Aquatic Center Site Plan

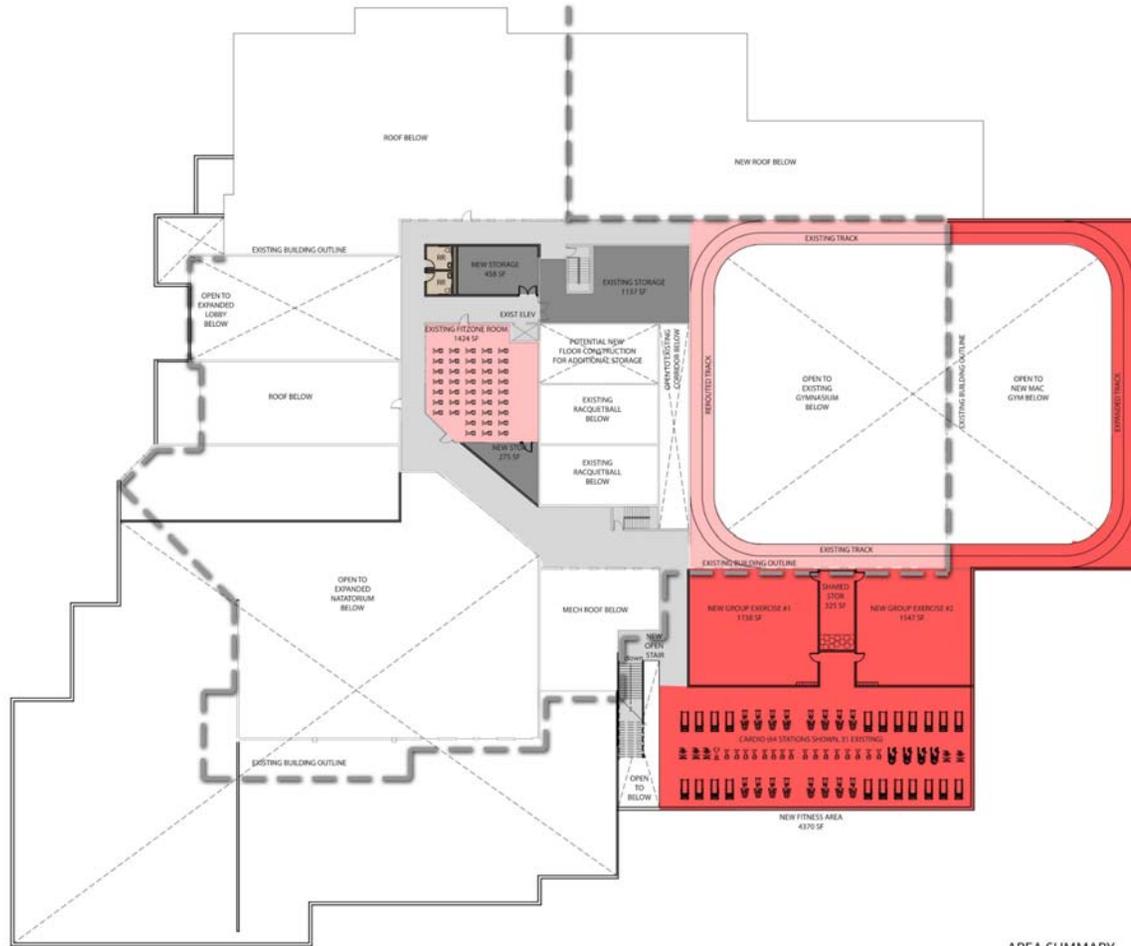
Recreation Center: 1st Floor Plan



AREA SUMMARY

1ST FLOOR =	88,293 SF
2ND FLOOR =	20,702 SF
TOTAL SF =	108,995 SF

Recreation Center: 2nd Floor Plan



AREA SUMMARY

1ST FLOOR = 88,293 SF
2ND FLOOR = 20,702 SF

TOTAL SF = 108,995 SF



SHADE STRUCT.

NEW CHILDREN'S POOL

EXISTING 6-LANE LAP POOL TO REMAIN

EXPANDED POOL DECK AREA

SHADE STRUCT.

SHADE STRUCT.

SHADE STRUCT.

SHADE STRUCT.

SEATING/RETAINING WALLS AND LANDSCAPING

NEW POOLHOUSE BUILDING

EXISTING HISTORIC ARTS CENTER BUILDING

Existing fencelines to remain in current location

New Children's pool with zero depth entry, ranging from 12"-18" depth with sprayground features

Existing lap pool and deep water area to remain. New pool mechanical equipment and deferred maintenance.

New Shade structures (size, locations) to be determined with Staff and Task Force - site site survey will be needed for grading, etc.

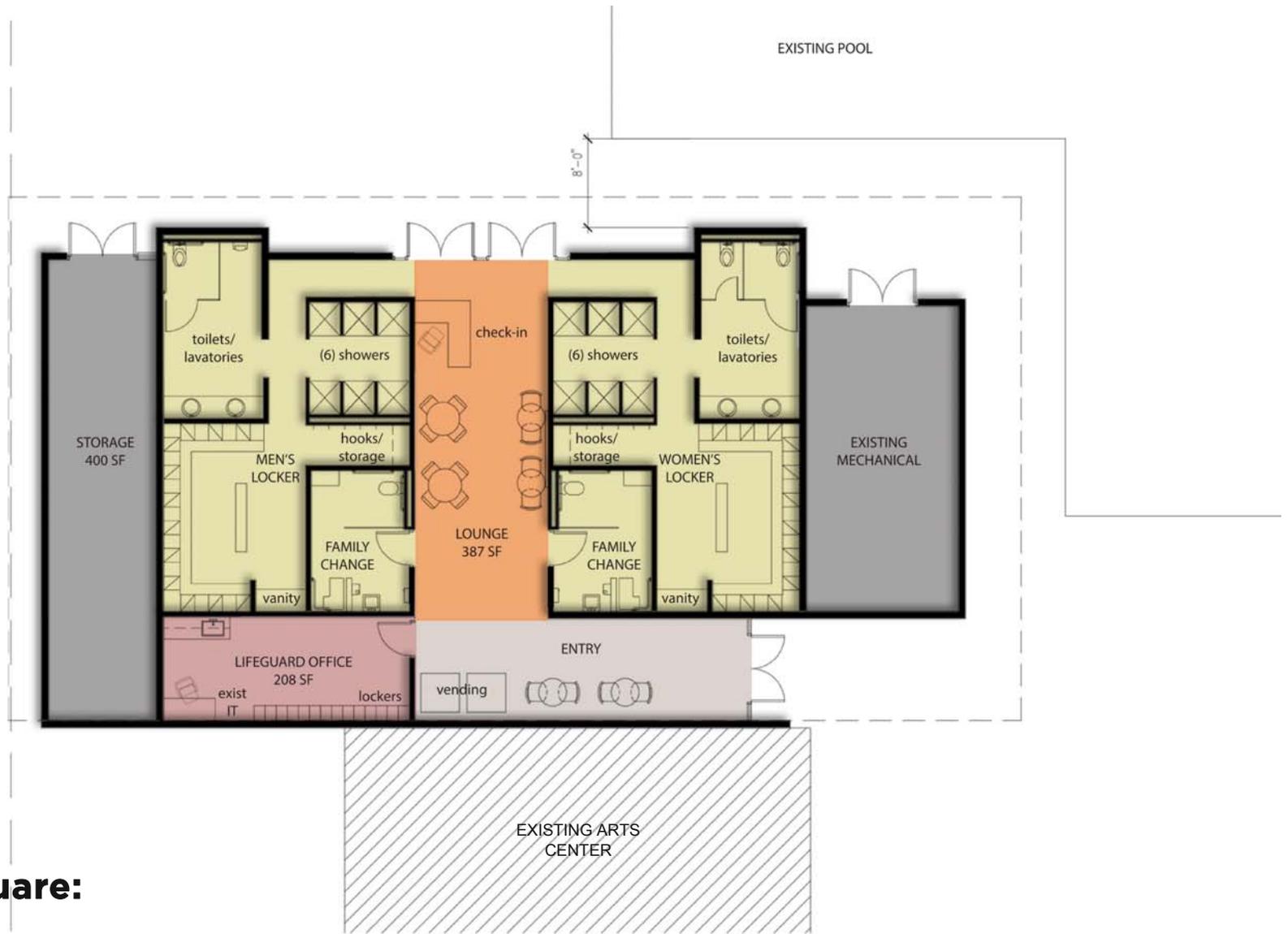
New Poolhouse building rebuilt on existing footprint with character complementary to the adjacent historic building. Houses the following functions

- Locker Rooms
- Family Change Rooms
- Office and Reception
- Lounge Area
- Pool Mechanical
- Pool Storage

Existing Historic Arts Center Structure to be preserved and protected during construction

No additional parking is planned as part of Memory Square improvements

Memory Square Site Plan



**Memory Square:
Floor Plan**

Cost Summary

Cost Analysis Update

- More Detailed Cost Estimate of Current Floor Plans and Exterior
- Includes Direct Construction Costs for new building, renovated spaces, site construction and Memory Square Improvements
- Costs include a 35% Soft Cost Multiplier broken down as follows

Contingency and Escalation	20%
Fixtures, Furnishings and Equipment	5%
Design and Engineering Fees	7%
Miscellaneous Expenses	3%

(survey, soils report, testing & inspection, reports, permits)

Recreation and Senior Center

New Construction	\$16,384,172
Renovations	\$ 2,288,124
Sitework	\$ 2,555,105
Soft Costs 35%	\$ 7,429,590
Total Cost	\$28,656,992

Memory Square

New and Renovated Construction	\$ 1,170,000
Soft Costs 35%	\$ 409,500
Total Cost	\$ 1,579,500

Total Project Cost	\$30,236,492
Assumed Budget Target	\$27,000,000 +3,236,492

Cost Savings Options

Total Project Cost	\$30,236,492	
Assumed Budget Target	\$27,000,000	+3,236,492

Recreation and Senior Center

Fitness Center: Plan Area=10,911 Program Area=7,619 +3292	
Reduce Overall Fitness by 2,000 sq. ft.	-\$810,000

Aquatics

Lesson Pool: Plan Area=5,495 Program Area=4,200 +1295	\$405,000
Reduce Overall Aquatics by 1,000 sq. ft.	

Running Track Extension and Reconstruction - \$748,000

Site Construction

Consider modified parking lot design for cost savings - \$1,000,000
Can parking relocate tennis or inline hockey?

Total Potential Cost Reduction	\$2,963,000
Over/Under Assumed Budget	+273,492

Exterior Concepts



