



Community Center Town Hall Meeting

April 17, 2018
Community Center
6:30 PM – 8:30 PM



Today's Focus: Proposed New Community Center

- Overview of:
 - Current conditions at the Community Center
 - Citizens Advisory Committee Recommendations
 - Facility design concept
- Review of cost and funding strategy
- Answer questions

Today's Format

- Brief presentation followed by Q&A session
- Please submit questions using the comment cards and give to staff
- We may not have every answer today
 - The FAQ document will be updated and posted on the city's website

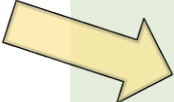
Series of focused community discussions

March 15, 2018
Berkley City Hall
3338 Coolidge Hwy

City Hall –Historic Fire Hall Renovation

6:30 pm – 8:30 pm

Hear details about the proposed City Hall and
Historic Fire Hall renovation.



April 17, 2018
Community Center
2400 Robina

Proposed New Community Center

6:30 pm – 8:30 pm

Hear details about plans to build a
new Community Center.

May 30, 2018
Public Safety Bldg.
2395 12 Mile Rd

****New Date****

City's Infrastructure

6:30 pm – 8:30 pm

Learn about potential improvements
to the road network



Additional Community Meetings to Provide Updated information:

- City Hall Renovation - ***August 30, 2018***
- Proposed Community Center - ***September 19, 2018***
- City Infrastructure - ***October 11, 2018***

Other periodic updates posted
on city website and Facebook & Twitter

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Building Conditions:

Berkley Community Center

- Built in 1973, one-story, (Senior Center built in 1980's)
 - Total square feet = 8,100
- Used for various recreation programs for adults and children
- Administrative offices for five staff members
- Dedicated space for senior activities
- Not practical for youth and adult sports / league activities

Berkley Community Center

Building conditions:

- The building is a concrete block/steel joist structure on concrete slab.
- Roof shows signs of leaking at transitions between walls of different height.
- The envelop shows signs of age and structural problems
- Settlement caused the north wall to crack - daylight showing through the block

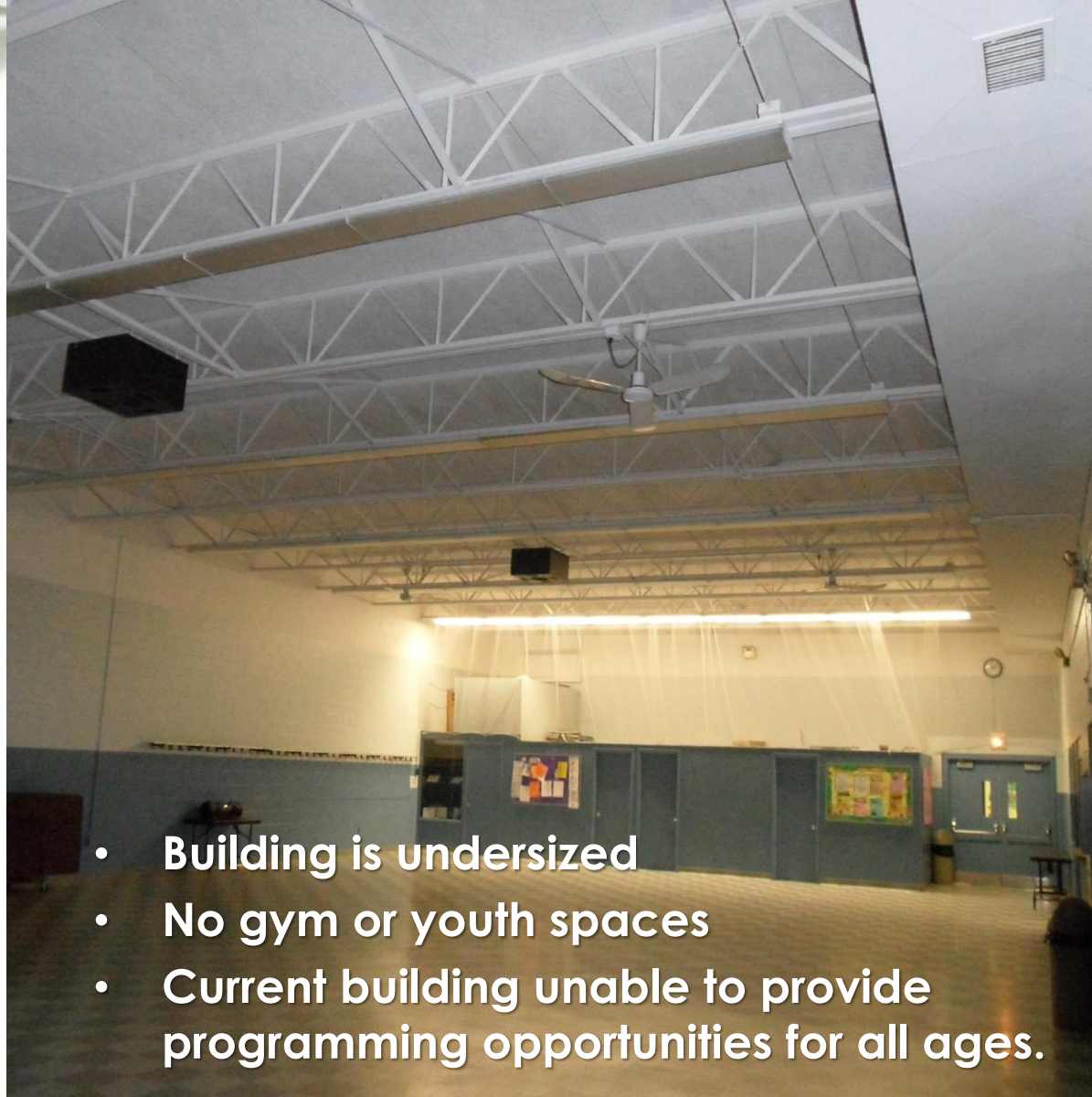


- **Roof is failing**
- **Foundation is shifting**
- **Systems are past end of life**

- 
- A photograph showing a narrow alleyway between a residential house on the left and a commercial building on the right. The residential house is white with a dark roof and has a large tree in front of it. The commercial building is made of light-colored concrete blocks and has a dark downspout. A wooden fence runs along the left side of the alleyway, and a chain-link fence is visible in the background. The ground is dirt and grass.
- Building abuts residential neighborhood



- No visibility from Catalpa
- Difficult to access
- Parking is insufficient
- All storm water drains directly into 12 Towns Drain



- Building is undersized
- No gym or youth spaces
- Current building unable to provide programming opportunities for all ages.



Proposed New Community Center

Citizens Advisory Committee

What options were considered?

Pool? ice rink? Both?

Citizens Advisory Committee (CAC)

Appointed by City Council in 2017

Committee Objectives and Deliverables

- Review Stantec building study, results of resident survey and other data for roads, water and buildings. Provide resident/member perspective.
- Develop recommendations for City Council consideration regarding:
 - What funding amount should be considered for roads and water
 - Community Center / Ice Arena – should ice operations continue?
 - Municipal buildings, including City Hall/Historic Fire Hall, DPW, etc.



Then what happened?

- Stantec engaged to provide preliminary designs and cost for community center
- Five options provided
- Two options (not pursued) involved eliminating all tennis courts
- Three remaining options were discussed

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Site Options

Current Site Conditions

Strengths

- Developable area ~ 82,600 sq ft
- Neighbors used to the activity
- City owns land and existing facilities
- Adjacent to Anderson Middle School

Weaknesses

- Drain easement bisects the site - limits how area can be developed.
- Cannot build on top of easement
- Poor visibility from Catalpa
- Overflow parking inconvenient for neighbors

Site Overview



Cannot build on top of drain. Area can be used for driveway

Other Considerations

- Build in the Ice Arena space or south of tennis courts?
- Limited area for buildings and parking. Bigger building, more parking spaces required.
- General upkeep, future operations and maintenance cost? New builds require less maintenance but, with age, costs will increase.
- Increased liability for the city?
- How will Parks & Rec programs be affected during construction?
- How will construction impact the neighbors?
- How will annual events (Berkley Days) be affected?

What happens if...

- Eliminate / move some or all tennis courts
- Include swimming pool, ice arena or both
- Build on existing CC site

Reality

- Courts highly used - built with a federal grant. City would have to repay.
- Expensive, cost prohibitive.
- Rec/fitness classes offered during construction (18-24 months)? If not, what are the impacts?





Parking

COMMUNITY CENTER
2 stories

Parking

An aerial photograph of a sports complex. At the top is a baseball field with a red infield and green outfield. To its right is a running track with blue lanes and a green infield. Below the track is a large orange rectangular area labeled 'COMMUNITY CENTER 2 stories'. To the right of the community center is a green rectangular area with six blue tennis courts arranged in two rows of three. Below these areas is a large grey rectangular area labeled 'Parking'. The entire complex is surrounded by green trees and a residential neighborhood with houses and streets is visible at the bottom and right.

COMMUNITY CENTER
2 stories

Parking



Site Configurations

Options presented by Stantec

Option 1A

Assumptions

- No pool/ice arena
- Relocate 6 tennis courts
- Adequate parking
- Green space

\$13,190,000 - \$17,380,000

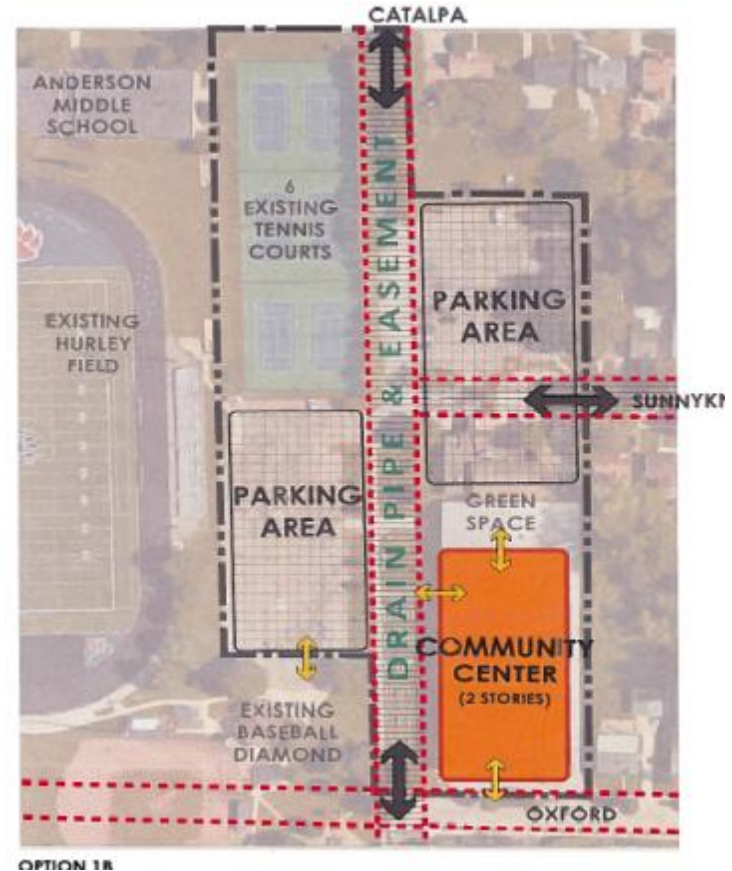


Option 1B

Assumptions

- Tennis courts remain as is
- No pool/ice arena
- Adequate parking
- Green space

\$12,460,000 - \$16,650,000



Option 3A

Assumptions

- Indoor pool **
- Reduce 2 and relocate 4 tennis courts
- Adequate parking

\$19,540,000 - \$24,410,000

***Outdoor pool est: \$17,220,000 - \$23,520,000*



Option 3B



Assumptions

- Indoor pool **
- Remove 2 tennis courts
- Inadequate parking (-31)

\$18,590,000 - \$23,800,000

****Outdoor pool est: \$16,710,000 - \$23,020,000**



Pool vs Ice Arena

Pool & Ice Arena Cost Estimates

Indoor vs Outdoor Pool

- Six 25 meter lanes
- Zero depth area (spray, toys, etc)
- 9,000 sf water area
- Locker rooms
- Mechanical room
- Offices

Indoor: \$4,608,000 - \$5,380,000

Outdoor: \$3,200,000 - \$4,790,000

Ice Arena

- One Hockey Ice sheet
- One Studio Ice
- 4 Team rooms
- Spectator seating (500)
- Lobby, pro shop, office
- Zamboni room

\$4,000,000 - \$ 6,750,000

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Proposed Community Center Concept



Proposed Features

- Multipurpose Gym
(2 basketball courts)
- Indoor track
- Locker rooms
- Fitness area
- Office suite
- Prep kitchen
- Lobby
- Dance studio
- Senior room
- Teen room
- Multipurpose classrooms



Design Elements

38,000 square feet

Two stories

ADA accessible

**Secure for after-school
programs**

Energy efficient

Views to outdoors

Visible from Catalpa

Building Support

- Catering Kitchen
- Locker Rooms
- Restrooms
- Family Restroom
- Nursing Room
- Storage
- Utilities

Recreation/Community

- Multipurpose Two-Court Gym and Banquet Center
- Elevated Indoor Track
- Fitness Center
- Dance Studio

Staff Offices

Site

- Visible signage and building
 - Distance from homes
- New parking and drop-off
- Stormwater management
 - Outdoor plaza
- Lawn for play and games
- Connection to park and playfields

Activity Rooms

- Multipurpose Classrooms
- Senior Room
- Teen Room

Common Spaces

- Lobby
- Reception
- Meeting room

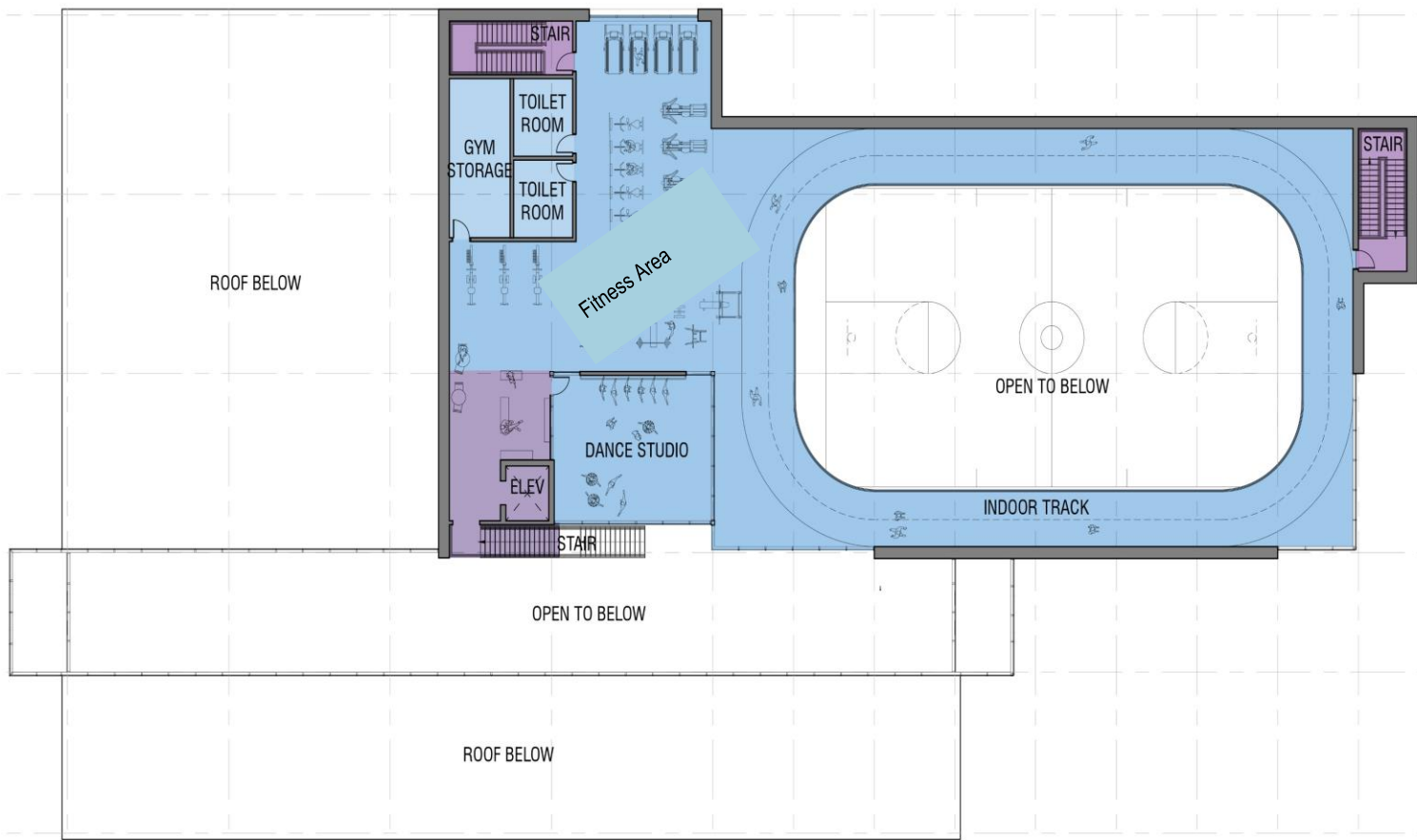


LEGEND

- COMMONS SPACES
- DEPARTMENTAL OFFICES / ENTRY FUNCTIONS
- ACTIVITY ROOMS
- RECREATION AREAS
- SUPPORT SPACES

FIRST FLOOR





LEGEND

- COMMONS SPACES
- DEPARTMENTAL OFFICES / ENTRY FUNCTIONS
- ACTIVITY ROOMS
- RECREATION AREAS
- SUPPORT SPACES

SECOND FLOOR



Hurley field

**Berkley
CC**

*existing tennis
courts*

*entry
signage*

ROBINA AVE

OXFORD RD

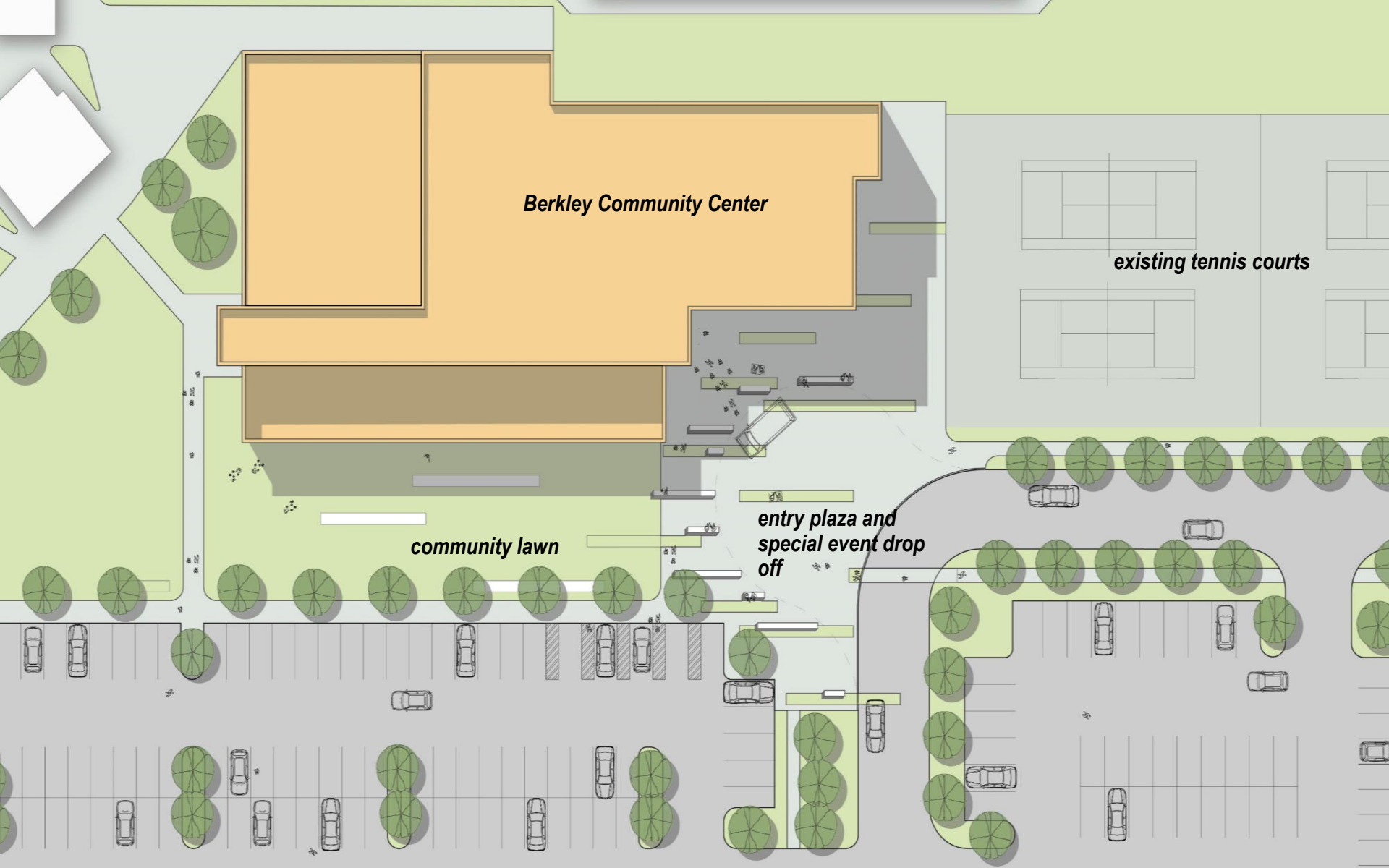
*limited access
exit*

SUNNYKNOLL AVE

*limited access
exit*

CATALPA DR





Berkley Community Center

existing tennis courts

community lawn

**entry plaza and
special event drop
off**



| HOME | | GUESTS | |
|--------|-------|--------|-------|
| PTS | 24 | PTS | 18 |
| REB | 12 | REB | 10 |
| AST | 8 | AST | 5 |
| FT% | 75% | FT% | 60% |
| 3PT% | 40% | 3PT% | 30% |
| PERIOD | 1 | PERIOD | 1 |
| TIME | 10:00 | TIME | 10:00 |
| WON | 0 | WON | 0 |
| LOST | 0 | LOST | 0 |



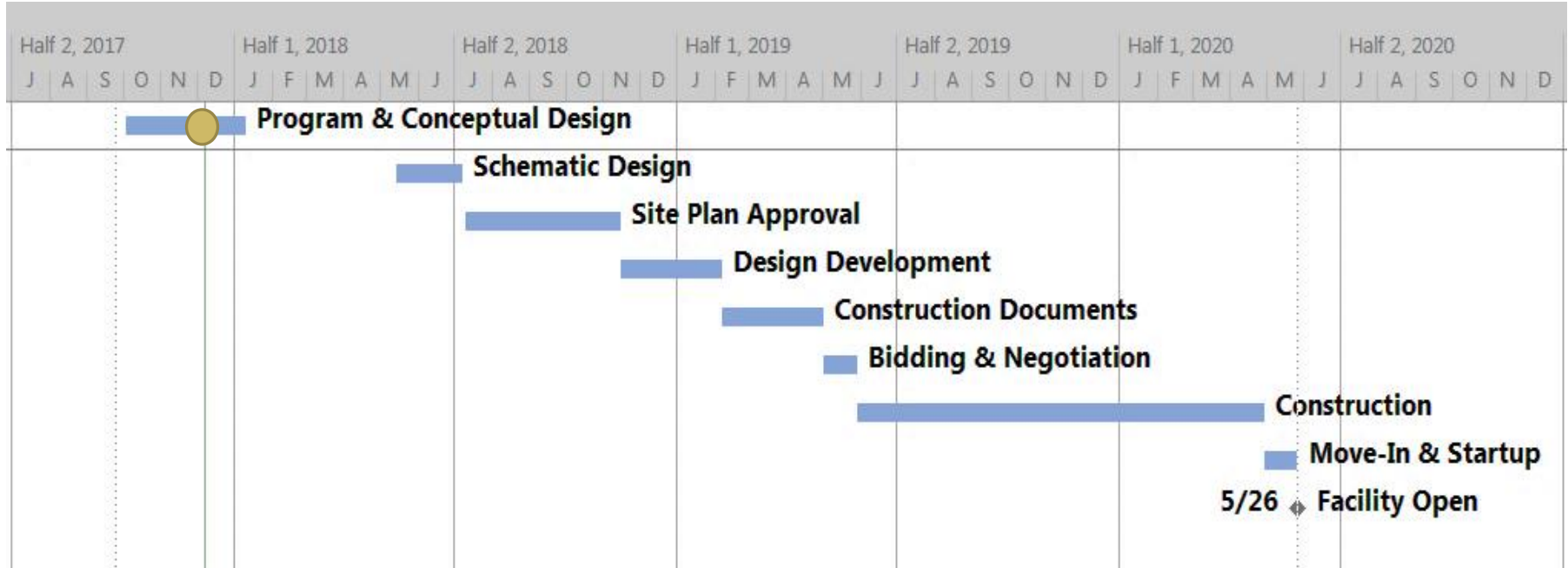




Schedule and Budget

Schedule target

if funding is approved



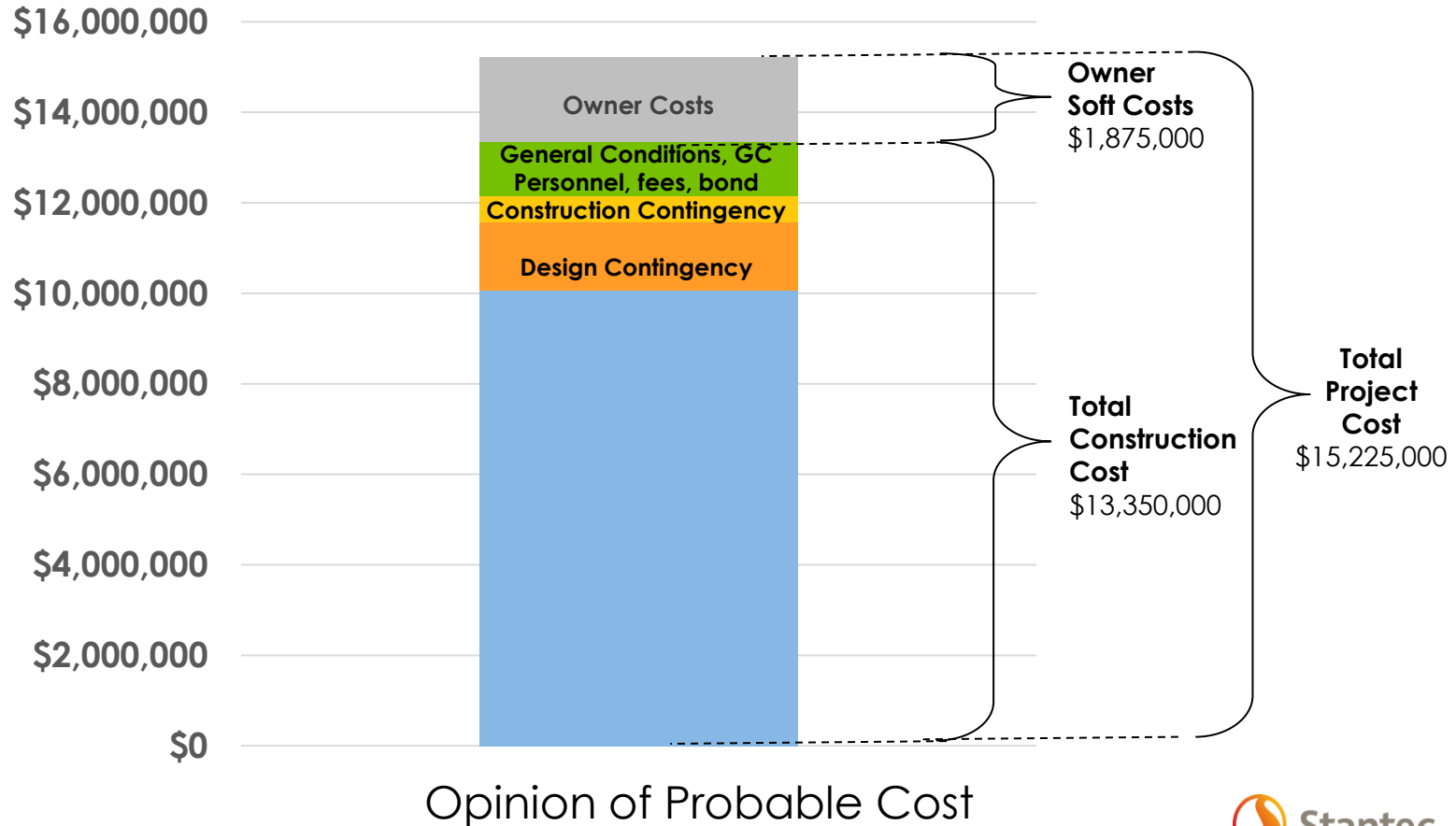
Cost

Proposed new
Community Center \$15.25 million

- November 6, 2018, Berkley voters will be asked to approve a \$15.25 million bond. Payoff in 20 years.
- Average annual cost to property owners: \$130.00 *
- Average lifetime cost: \$2,601.00 *

** Property taxable value = \$75,000*

Budget target



One of three ballot initiatives for infrastructure and buildings

| November 6, 2018 election proposals for ... | Annual Cost | Estimated Taxpayer Cost |
|---|-----------------|-------------------------------|
| Infrastructure millage <i>(2 mills for 10 years)</i> | \$150.00 | \$1500.00 |
| Community Center * | \$130.00 | \$2,601.00 |
| City Hall/Fire Hall Renovation * | \$38.70 | \$774.00 |
| Total | \$318.70 | \$4,875.00 |

Property taxable value = \$75,000

**Bond duration = 20 years*

*Average monthly cost: **\$26.56***

Average daily cost: **\$0.87

The average Berkley taxable value = \$77,227



BERKLEY C C

FOR ALL OF BERKLEY
FOR MULTIPLE ACTIVITIES
FOR THRIVING PROGRAMS
FOR VISIBILITY
FOR THE FUTURE

Thank you for coming

