



## MUNICIPAL INFRASTRUCTURE IMPROVEMENTS FREQUENTLY ASKED QUESTIONS: PROPOSED NEW COMMUNITY CENTER

April 17, 2018

In November 2018, voters will be asked to consider three ballot proposals to raise funds for capital projects for the road infrastructure, a new Community Center and the renovation of City Hall. While recognizing there is never a good time to ask, the city has an obligation to provide the basic services residents need in a cost efficient manner. The ballot questions are designed to help us prepare for the future so that the city infrastructure remains operable for generations to come.

The purpose of this document is to provide information about the Community Center and respond to questions submitted by residents during community engagement sessions. This document will be updated periodically before the election, as new questions and concerns are identified.

Community Center Conditions: Built in 1973

8,100 square feet

The Community Center shows signs of age including a leaky roof, a cracked wall with daylight showing through. There is significant settling and cracking in the east masonry wall. It is separating from the building. The HVAC and ventilation is inefficient to meet the demands of larger groups. The square footage and ceiling height in the multipurpose room limits the types of sport and team activities that can be offered for adults and children older than age 10. There is no fire suppression system in the office and multipurpose areas.

QUESTION	ANSWER
1. <b>What is the size of the proposed new building and how much will it cost to build?</b>	The proposed Community Center will be 38,000 square feet in size. The estimated cost to build the new facility is \$15.25 million with roughly \$13.35 million in construction cost, and \$1.87 million for design and construction contingencies, project management costs and demolition of the current Community Center and ice arena.
2. <b>How long will it take to build the new Community Center?</b>	About 18 – 24 months. If voters approve funding in the November 2018 election, the detailed design work, including construction documents, could begin immediately. Construction could begin in late spring or early summer of 2019. The new Community Center would open in 2020.
3. <b>Will the construction plan be reviewed by the Planning Commission?</b>	Yes. The Planning Commission will review architectural and engineering plans for the proposed Community Center to ensure that the new construction complies with all legal requirements. A public hearing will be held so that commission members can listen to and consider the concerns of residents who live nearby. The proposed facility will be subject to applicable zoning and development standards required in the Community Centerpiece District. It will be subject to site plan approval by the Planning Commission. The city will obtain all applicable building permits and undergo the required inspections for the construction, mechanical and electrical systems.

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4. <b>Why is the proposed new building located in a different area than the existing one?</b>	There is a major benefit to building the facility on the proposed alternate site. Recreation programs can continue while the new building is under construction.
5. <b>Are there any storm water management improvement opportunities involved in this project?</b>	Storm water management opportunities are anticipated, however; we are unable to identify any specific actions at this time. It is believed that the pending storm water capacity study will provide insights regarding what is feasible during the construction of the facility and the ultimate demolition of the current Community Center and ice arena.
6. <b>Could the Community Center be built in separate phases?</b>	Yes, however this would be a more expensive undertaking due to inflation and other potential increases related to costs for building materials and labor.
7. <b>Will residents have to pay an annual membership fee?</b>	No. Residents will not have to pay memberships fees to use the facility.
8. <b>How much has been spent to date on design work for the Community Center?</b>	To date, about \$110,000.00 has been spent on the Community Center design.
9. <b>What is included in the construction cost?</b>	The estimated cost for the proposed Community Center is \$15.25 million. This includes cost for architectural services, construction, interior design, furniture, equipment, a new parking lot and landscaping.
10. <b>How will the city pay for the proposed Community Center?</b>	Voters will be asked to consider a 20 year bond proposal during the November 6, 2018 ballot.
11. <b>How much will I have to pay if voters approve the bond proposal for the Community Center?</b>	If voters approve the ballot proposal, property owners would pay approximately \$130 per year. The total cost per homeowner, for the life of the bond (20 years) would be \$2,601.
12. <b>How does the city pay for maintenance cost at the current Community Center?</b>	Community Center maintenance costs are included in the city's annual budget. A portion of program user fees are used to cover some operation and maintenance costs.
13. <b>Will additional staff be required for the new facility? If so, how many?</b>	Yes. It's projected that one additional full-time employee and a limited number of part-time staff will be required. The number of part time staff will depend on several variables such as the type of activities, number of participants and time of day.

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<p><b>14. The current Community Center is 8,100 sq. ft. The proposed new Community Center is 38,000 sq. feet. What is the expected annual maintenance cost for the larger facility and how will the city pay for it?</b></p>	<p>Although the exact annual maintenance costs are not available at this time, we anticipate that maintenance cost for a new facility will be significantly less than the current cost. Maintenance cost for new builds are typically lower because building systems are energy efficient and covered by warranties.</p> <p>To the extent possible, cost saving opportunities will be factored into the design features of the building. For example, maintenance cost for heating and cooling tends to be lower when the equipment is housed inside the building instead of on the roof, as is the case with the current Community Center.</p> <p>New program offerings, leagues and other activities may provide opportunities to generate new revenue, where such opportunities do not exist today. A portion of these funds could help pay for overall maintenance and operational costs. Conversely, there may be other incremental cost increases related to the size of the new building (38,000 sq. ft. versus 8,100 sq. ft.).</p> <p>Maintenance costs, including preventive maintenance, are expected to increase as the building ages. However, the city will continue to include these costs in the annual budget.</p>
<p><b>15. What types of activities will be available in the proposed new building?</b></p>	<p>The Parks &amp; Rec Department will offer some of the same activities currently available like youth camp, dance classes, room rentals along with a number of programs that cannot be offered in the current building. The types of expanded programs that can be offered in the new facility include: sports leagues for all age groups such as, basketball, volleyball, pickle ball, dodgeball; art classes, pre-K and preschool classes, a wider variety of after school programs, a dedicated teen center, walking track and fitness area with limited exercise equipment are planned additions for the new facility.</p>
<p><b>16. Will recreation programs be discontinued during the construction?</b></p>	<p>It depends on where the new building is constructed. If it is decided that the new Community Center will be built on the same site as the current Community Center and ice arena, recreation programs will most likely be suspended, or greatly reduced, during the construction period. If the new facility is built on the proposed alternate site, recreation programs could continue in the current location.</p>
<p><b>17. What is a multipurpose room?</b></p>	<p>A multipurpose room is defined space that can accommodate a wide variety of programs and activities. In this case, the Community Center multipurpose gym will be the size of two basketball courts that can be separated to accommodate two separate activities. It is capable of hosting one large event or, if the floor is divided/sectioned off, two separate events simultaneously. Depending on scheduling and availability, it could be used for basketball games, recitals, banquets, weddings, senior and youth events and a host of other social, sports and fitness activities for all age groups.</p>

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18. How many multipurpose rooms are included in the design concept?	The design includes a total of seven multipurpose rooms
19. Does this include designated space for different age groups?	Yes. Based on demand, separate dedicated spaces are planned for seniors and teens. Also, based on availability, these dedicated spaces can be used to accommodate other activities for all age groups.
20. The 2017 Community Center Survey results indicated that residents wanted a swimming pool or new ice arena. These features are not included in the conceptual design. Why not?	<p>Due to the location and size of the Community Center property, it was determined that it would be cost prohibitive to include either a pool or ice arena, or both. In addition, there are liabilities and other site complications that present a challenge. For example, the 12 Town Drain runs under the property. The facility cannot be built on top of it.</p> <p>The estimated construction cost for a facility that included a pool and/or ice arena is between \$22 million and \$35 million. To include both would require more land and parking spaces would have to be eliminated to accommodate the needed space.</p> <p>The ongoing maintenance was also considered. Initial maintenance cost for a new facility would be low but would increase as the facility ages, with estimated annual maintenance cost of \$150,000 – \$1 million per year. Adding these features is considered to be cost prohibitive and therefore, a pool or ice arena was not included in the conceptual design.</p>
21. Has the city considered adding a splash pad or outside ice rink at the facility?	Both have been considered. The design concept and landscaping at the new Community Center would allow an outside ice rink in the winter months. For a splash pad, Oxford Park has been deemed a more favorable location.
22. Will residents sports and fitness programs be free for Berkley residents?	Consistent with today's offerings, user fees will be required for some programs. The indoor track, fitness area will be available at no charge. Other programs such as team and league play and certain classes will have user fees.
23. Will the fitness area compete with local gyms?	No. There is no intent to compete with local gyms. The amount of equipment planned for the fitness area is very limited.
24. Will I be able to rent space at the new Community Center for parties and other events?	Yes. Any of the multipurpose rooms can be rented for parties and other social events.
25. If I rent the Community Center for an event, can I use a private catering service?	Yes. Currently, Community Center users hire caterers for their events. This practice will continue in a new facility.

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26. What will the hours of operation be for the new Community Center?	The anticipated hours of operation will be Monday through Friday from 8 am until 11pm.
27. Will the Community Center include an elevator to reach the indoor track?	Yes. To comply with the Americans with Disabilities Act, the proposed Community Center will have an elevator.
28. What will happen to the horseshoe courts at the Community Center?	Because the horseshoe courts are rarely used throughout the year, they will be removed from the current location.
29. The current facility does not have locker rooms. Why are they included in the design?	Based on resident feedback, we are examining this feature to determine the cost impacts related to construction and on-going maintenance.
30. Why doesn't the Community Center plan include a full-service kitchen?	One of the design goals was to provide residents with a cost effective, high quality facility. To contain construction and on-going maintenance cost, a full service kitchen was not included in the design. Similar to the current facility, banquets and other social events can be successfully executed in a new building without this addition. It would take staff away from the primary objective of providing quality leisure and recreation programs that are at the core of the Parks & Recreation Department mission.
31. Has there been any effort to partner with schools on renting space for recreation activities?	In years past, the Parks & Recreation Department was able to use schools facilities for various programs after school and in the evening. However, as school enrollment increased, available space at the schools decreased and the ability to conduct Parks & Recreation programs at the schools became even more limited. This is the ongoing challenge associate with renting space at the schools for Parks & Rec programs.
32. Has sharing recreational services/facilities with Huntington Woods been explored?	The concept of sharing services and facilities has been discussed to a limited degree. Berkley and Huntington Woods Parks & Rec departments currently work together to offer specialty camps for children and youth throughout the summer.
33. The estimate cost for the CC is roughly \$150 per year for 20 years. How will seniors benefit from this center?	The benefit for seniors is two-fold: there will be recreation and fitness programs available as well as a dedicated meeting space for social activities.

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34. When will the current Community Center and Ice Arena be demolished?	The Community Center and ice arena will be demolished after construction of the new building is complete. This will allow recreation programs and services to continue while the new facility is being built.
35. What security measures will be taken for the preschool and pre-K classes?	All doors will be monitored and locked depending on class time. This program would be licensed by the state and all precautions would be taken to administer it and ensure the safety of all participants.
36. How often will Sunnyknoll and Oxford roads be open for exiting traffic	Only for high volume special events where a lot of parking is happening and at the release of middle school.