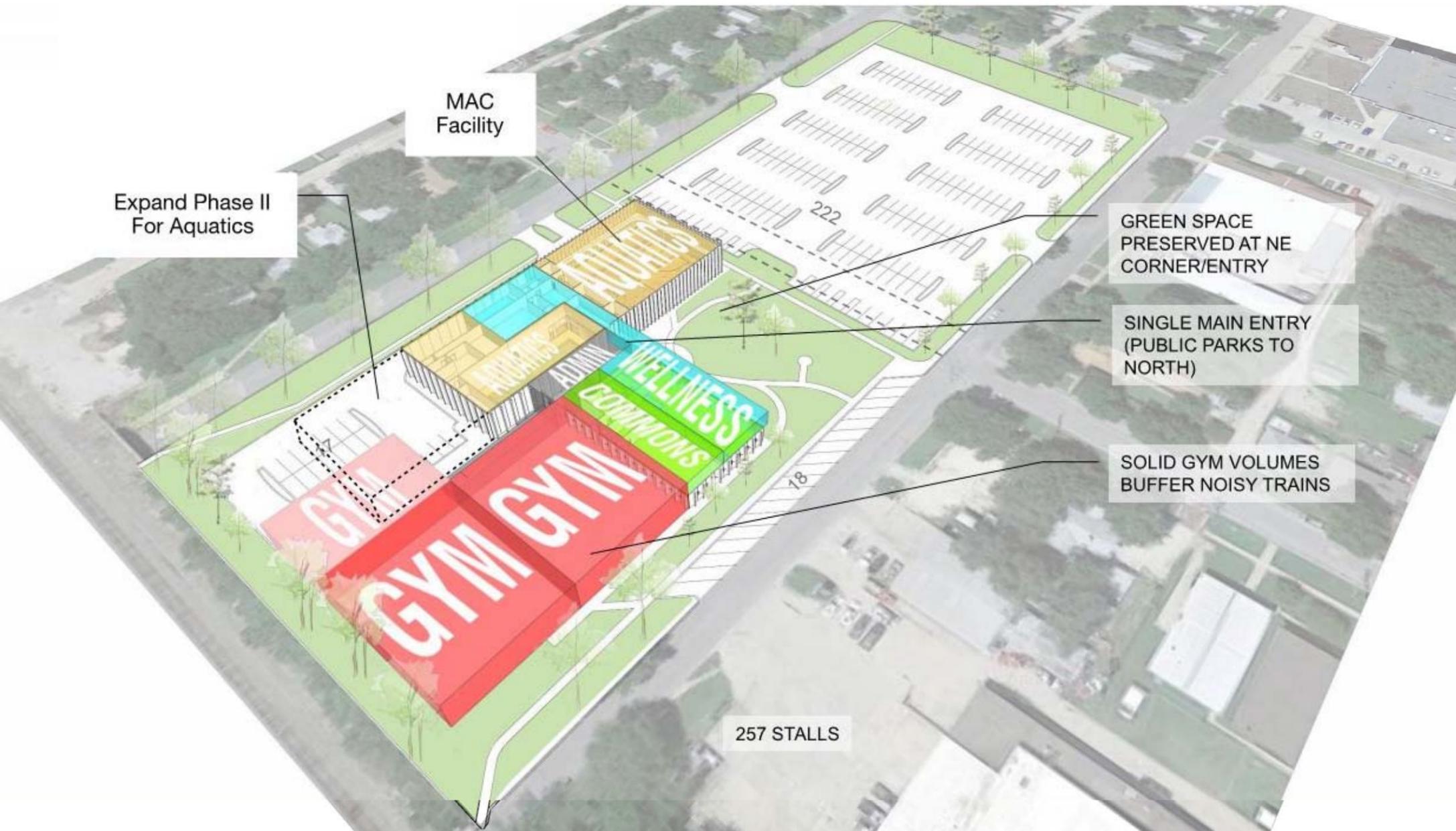


2011
Renovation/Addition to Current Facility
(Cost estimate included from Gould Evans)



20180826_Notes (DRAFT):

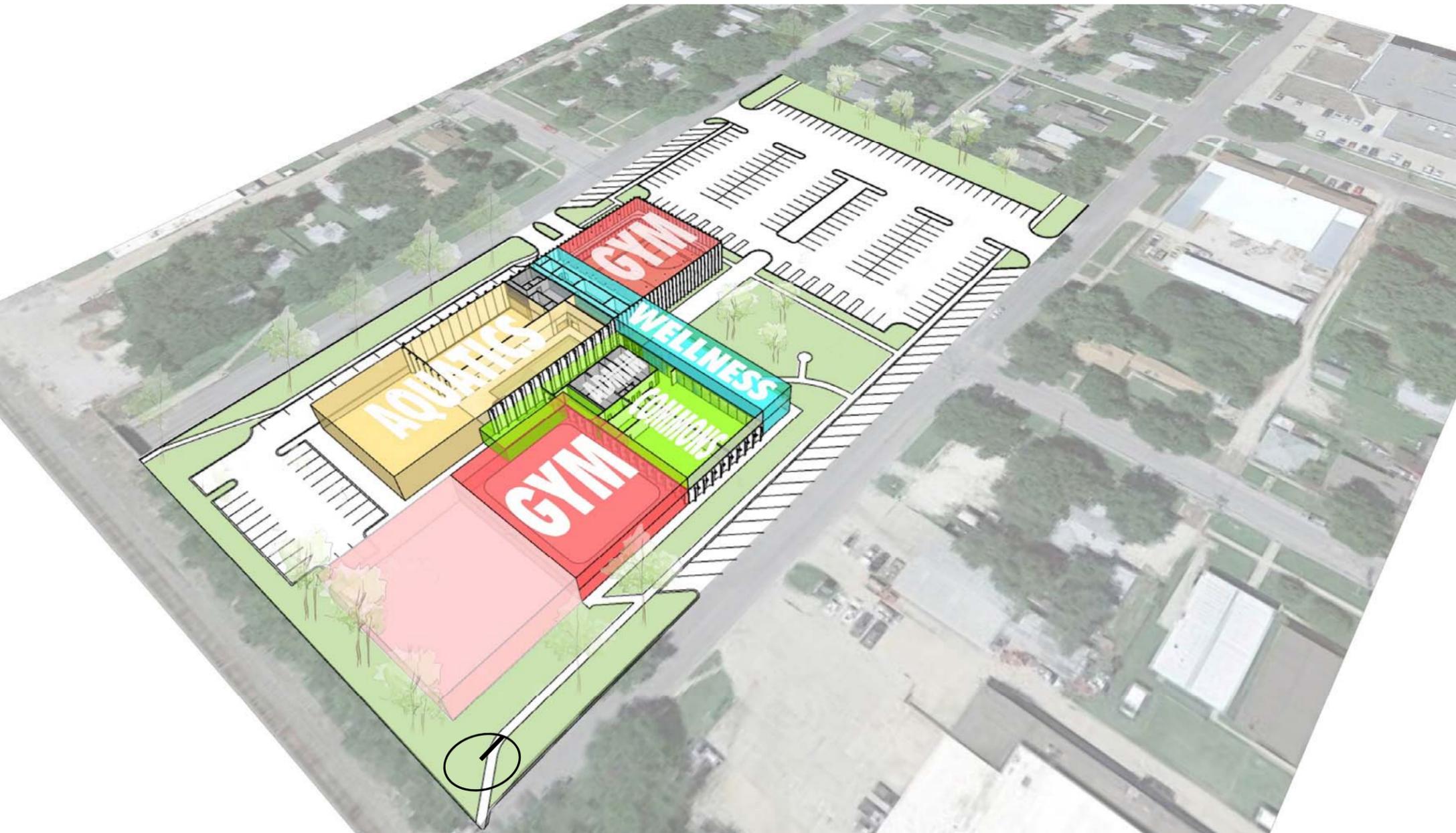


- Budget is \$18M to \$23M for the building and the south site.
- The north parking lot and 4th Street work are NOT INCLUDED in the budget. We are assuming this work would take another \$3M to \$5M worth of work, separate from acquiring the land as this effort has its own set of budgetary, schedule and fiscal issues.
- We may not need to take all of then north lot for parking with our proposals. See options in next 3 slides for more information...
- We heard we need more Storage for all areas. This takes us from the original 60,000 GSF of building to more like 62,500.
- We have heard that reusing the existing lap pool is good to consider for cost savings, but also heard the deck space around the existing pool is not ideal. We have also heard that the Aquatics area needs to be more connected so that staffing can be minimal (as in a space that is all one large, open area).
- We have heard that there is a serious issue with the soils under the Lap Pool (and maybe larger) that we need to consider in our proposal.
- Main Entry was reinforced as a priority with the desk acting as a secure point rather than just a space off the hallway...it needs to engage the main corridor and see as much as it can.
- Improved Aesthetics were reinforced as a priority.
- Aquatics was reinforced as the main priority of the Program spaces.

WHERE WE WERE – ERC DESIRED OPTION

...all of the following options address these concerns in varying manners.

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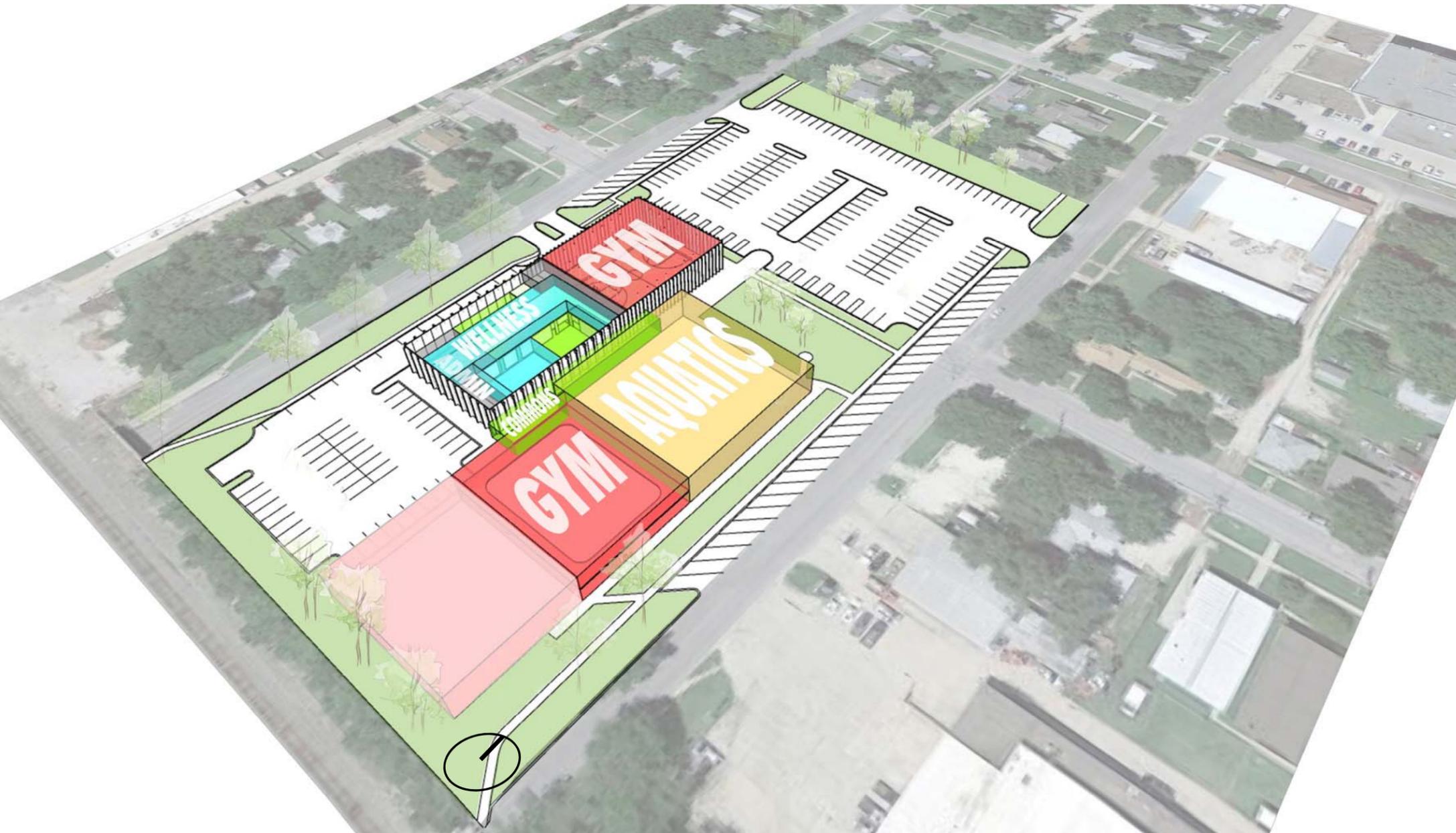


CONCEPT A

- Roughly 62,500 GSF with additional Storage Added.
- City required Parking for a 62,500 GSF building:
 - 312 without reduction.
 - 235 with parking reduction.

**This option, with parking shown under the Add Alternate Gym (light red), can yield up to around 245 / 250 stalls without taking more of the north lot than you had initially desired. However, once you build the Add Alternate Gym you need to add the remainder of the parking, north of what is shown here, to finish out the north block for another 50/38 stalls required.*
- **This option keeps all Phases (1, 2 and 3)** of the existing building in place and works around it. However, issue with eroding soil under lap pool would be harder to get to and resolve.
- Maintains more of the front green space than other options.
- Gym Split is not ideal, but also not horrible.
- Aquatics is tight and choppy...we can discuss more on Monday afternoon.
- Wellness all on Upper Level (Private) is nice.
- Commons and Administration on Lower Level.
- Existing Gym to become full sized MAC Gym.
- Add Alternate now a full-size gym and Storage in lieu of half-court MAC Gym.

20180826_Notes (DRAFT):



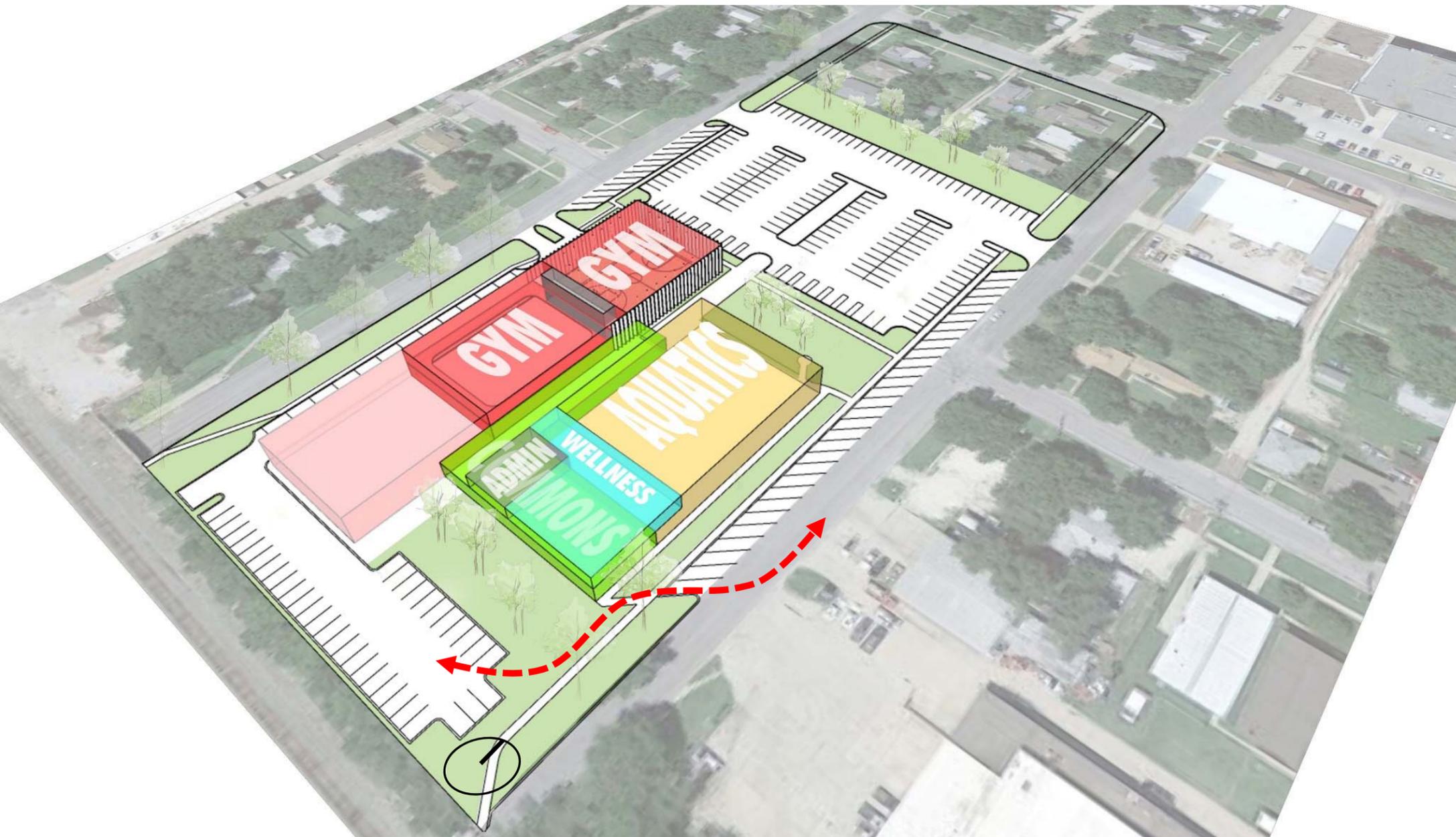
CONCEPT B

- Roughly 62,500 GSF with additional Storage Added.
- Parking (see previous option for more detail):
 - 255 without parking under Add Alternate Gym.
 - 280 with parking under Add Alternate Gym.
- **This option completely removes existing Phase 1 building (1 story) to better fit the Aquatics.** portion of the program on to the site.
- This option makes the best use out of Phase 2 existing structural reality by fitting smaller program into these spaces (Offices, Commons, etc.)
- Smaller front green space, but still 60' deep space...can be vey nice.
- Gym split is not ideal, but also not horrible.
- Aquatics is all new and properly spaced out for a good feel...and works well in combination with the main entry for visual excitement.
- Wellness all on Upper Level (Private) is nice and overlooks main entry hallway as well as MAC Gym, Aquatics and south windows.
- Commons and Administration on Lower Level, with Administration having south, exterior windows and private access from south (Admin) parking.
- Existing Gym to become full sized MAC Gym
- Add Alternate now a full-size gym and Storage in lieu of half-court MAC Gym.
- Having Gym block to the south allows us to have a thicker, solid, wall to help block the train noise.

20180826_Notes (DRAFT):

- Roughly 62,500 GSF with additional Storage Added.
- Parking (see previous option for more detail):
 - 231 without parking under Add Alternate Gym.
 - 256 with parking under Add Alternate Gym.
- **This option completely removes existing Phase 1 building (1 story) to better fit the Aquatics portion of the program on to the site.**
- **This option also removes Phase 2 building to allow for properly sized Gym as north Gym does not meet regulation sizing.**
- Smaller front green space, but still 60' deep space...can be vey nice.
- This option removes the issue with the Gym split mentioned in previous 2 options.
- Aquatics is all new and properly spaced out for a good feel.
- Wellness all on Upper Level (Private) is nice and overlooks Aquatics and south parking.
- Commons on Lower Level, off of the south end of the main hallway....a bit removed from the main north entry experience and check-in desk.
- Existing Gym to become full sized MAC Gym.
- Add Alternate now a full-size gym and Storage in lieu of half-court MAC Gym.

**This option has the potential to connect the south parking to the existing entry location for a full 'loop' around the back portion of the building...could be a nice element for site flow. We are verifying this today and will have it resolved by the meeting.*



CONCEPT C

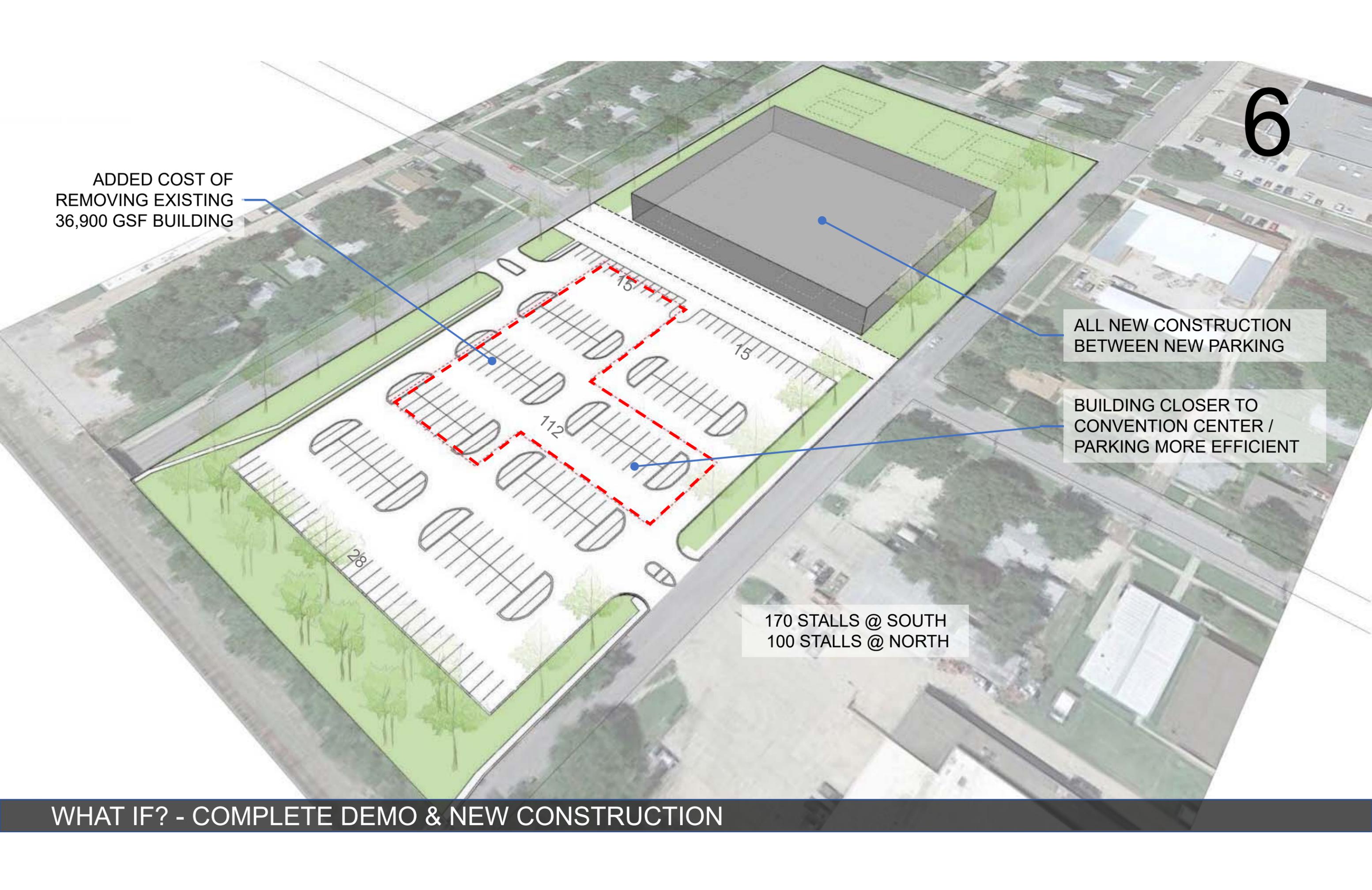
ADDED COST OF REMOVING EXISTING 36,900 GSF BUILDING

ALL NEW CONSTRUCTION BETWEEN NEW PARKING

BUILDING CLOSER TO CONVENTION CENTER / PARKING MORE EFFICIENT

170 STALLS @ SOUTH
100 STALLS @ NORTH

WHAT IF? - COMPLETE DEMO & NEW CONSTRUCTION



Focus Group Questions

Emporia Recreation commission Recreation Center Renovation Feasibility Study

Focus Group Questions

- 1) How long have you been a **resident** of Emporia?
 ___ <5 years ___ 20+ years
 ___ 5-9 years ___
 ___ 10-19 years ___ Not a resident but use programs / facilities

- 2) What are the **strengths** of the recreation center and the activities there that should be continued over the next several years?

- 3) Conversely, what are the major **weaknesses** that need to be addressed through this Feasibility Study?

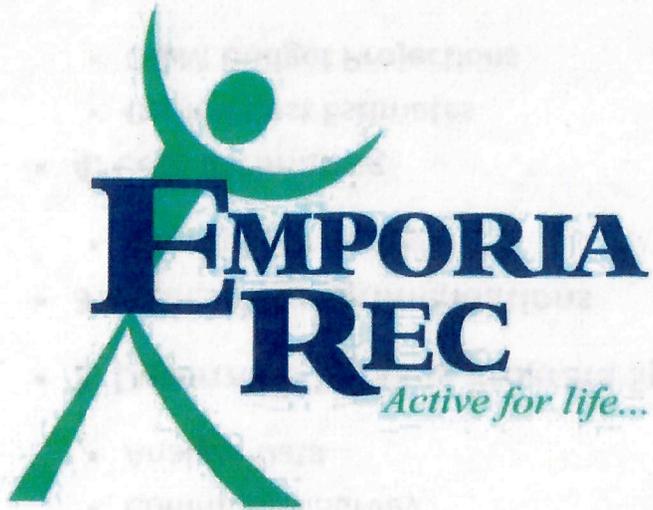
- 4) What **additional activities** do you feel should be offered at the recreation center that are not currently available?

- 5) What **new amenities** would you like to see at the recreation center?

- 6) Who are the **key partners** and stakeholders in the community with regards to assisting with the renovation of the recreation center? .

- 7) What are the **key issues** and values that need to be considered while developing the renovation plans for the recreation center?

- 8) During the next several years, what are the **top priorities** for the recreation center?



LEE BERAN RECREATION CENTER RENOVATION FOCUS GROUP SUMMARY

gouldevans

PUBLIC MEETING – MAY 17, 2018

GREENPLAY LLC

*The Leading Edge In Parks, Recreation
And Open Space Consulting*

MAJOR PROJECT COMPONENTS

- **1. Information Gathering & Analysis**

- Review background data
- **Focus Groups**
- **Interviews w/ Elected Officials**
- **Inventory Update & Gap Analysis**
- Community Survey
- Analyze Data

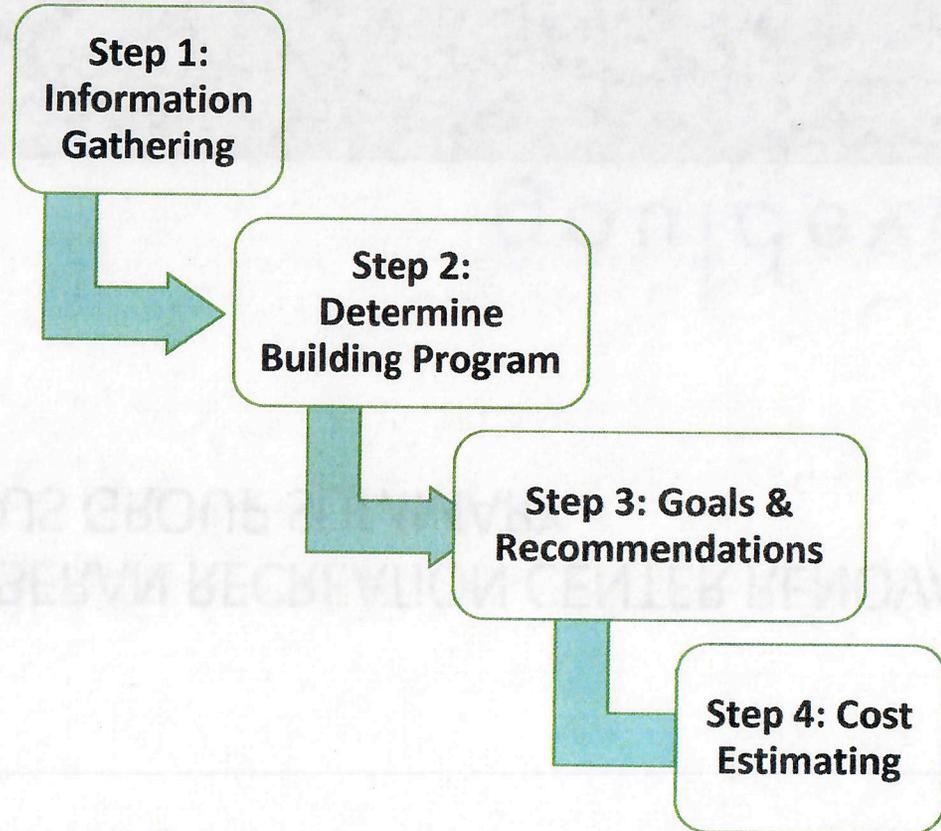
- **2. Determine Building Program Space**

- **3. Goals & Recommendations**

- **Concept Renderings**

- **4. Cost Estimating**

- **Capital Cost Estimates**
- **O&M Budget Projections**



WHAT DID WE SEE AND HEAR THIS WEEK?

- TOUR OF LEE BERAN RECREATION CENTER
- FOCUS GROUPS WITH 80+ STAKEHOLDERS
- PROJECT STEERING COMMITTEE
- MIDDLE AND HIGH SCHOOL STUDENTS
- EMPORIA RECREATION COMMISSION STAFF
- PUBLIC MEETING

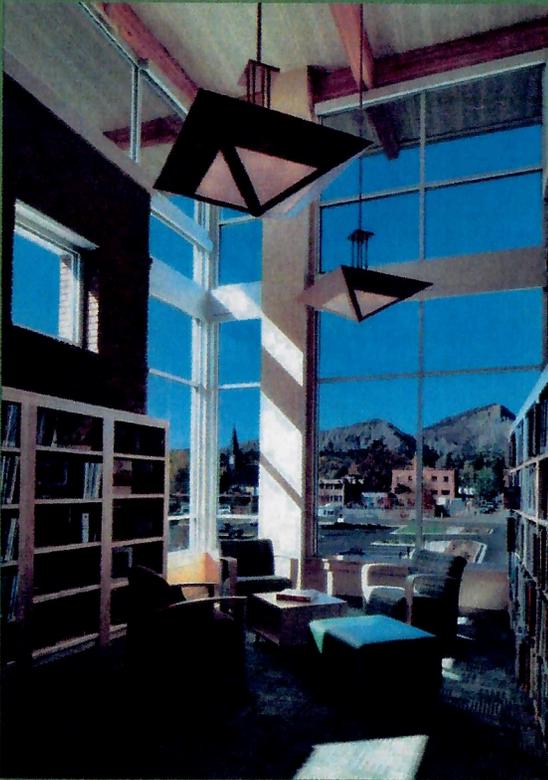
The following slides summarize key findings of all feedback the consultant team heard this week

STRENGTHS OF LEE BERAN RECREATION CENTER

- FITNESS CENTER
- LOCATION
- GYMNASIUM
- STAFF
- VARIETY OF PROGRAMS
- DIVERSITY OF USERS
- WALKING TRACK
- PICKLEBALL
- GREENSPACE



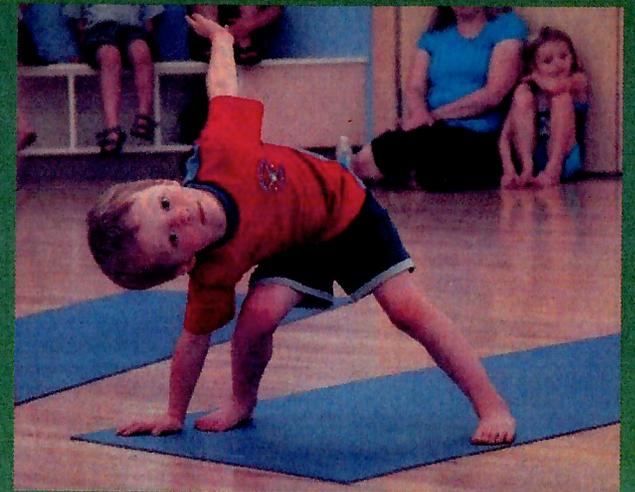
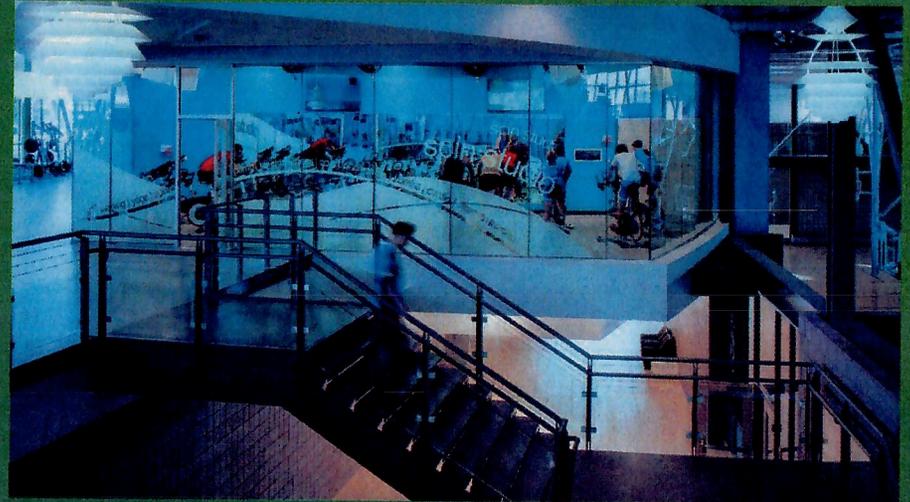
OPPORTUNITIES FOR IMPROVEMENT



- FACILITY IS OLD & NEEDS FACELIFT
- PARKING
- TOO MANY ENTRANCES
- NOT A SOCIAL COMMUNITY HUB
- POOL
- LOCKER ROOMS / BATHROOMS
- LACK OF STORAGE
- NOT ENOUGH:
 - GYMS
 - MULTIPURPOSE SPACE
- NO WINDOWS
- KITCHEN

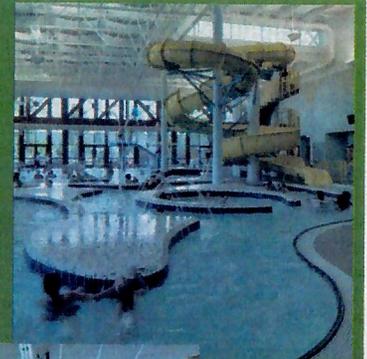
NEW RECREATION ACTIVITIES WANTED

- MULTIGENERATIONAL PROGRAMS
- WEEKEND PROGRAMS
- TODDLER TO 3RD GRADE PROGRAMS
- YOUNGER FITNESS
- CIRCUIT TRAINING
- SPIN CLASSES
- COOKING/NUTRITION CLASSES
- VOLLEYBALL / INDOOR SOCCER / INDOOR TENNIS
- MORE BASKETBALL / PICKLEBALL /SWIMMING
- LASER TAG /NINJA WARRIOR OBSTACLE COURSE



NEW RECREATION AMENITIES WANTED

- FACELIFT ENTIRE FACILITY / GLASS / VIEWS TO EXTERIOR / MODERN
- GYMNASIUMS / MAC GYM
- INDOOR FAMILY LEISURE POOL WITH LANES
- DIVIDABLE MULTIPURPOSE SPACE
- SOCIAL AREA / LOBBY / LOUNGE SPACE
- BIRTHDAY PARTY ROOMS / MEETING SPACE
- TEACHING KITCHEN
- FAMILY CHANGING ROOMS / CUBICLES FOR VALUABLES
- GAME ROOM
- BABYSITTING / INDOOR PLAYGROUND
- INDOOR TURF FIELD



KEY PARTNERS

- HEALTHIER LYON COUNTY / HOSPITALS / HEALTH CARE INDUSTRY
- SCHOOLS
- MANY YOUTH AND ADULT SPORTS LEAGUES, ORGANIZATIONS
- CULTURAL AND ARTS GROUPS
- MANUFACTURING / PRODUCTION PLANTS
- LOCAL BUSINESSES
- PRIVATE DONORS

KEY ISSUES OVERALL

- PASSING BOND REFERENDUM
- SAFETY / ONE CONTROL POINT TO BUILDING
- MAKE THE CENTER INVITING
- PARKING

PRIORITIES

- FACILITY FACELIFT / AESTHETICS – (OVERWHELMING #1 PRIORITY)
- CONVEY QUALITY OF LIFE OF CITY
- CREATE A SOCIALIZATION HUB FOR THE CITY
- GYMNASIUMS
- MULTIPURPOSE
- FAMILY ORIENTED
- ONE ENTRANCE
- POOL

QUESTIONS?
ADDITIONAL FEEDBACK?



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