

Scarborough Community Center Feasibility Study

Utile, Inc.

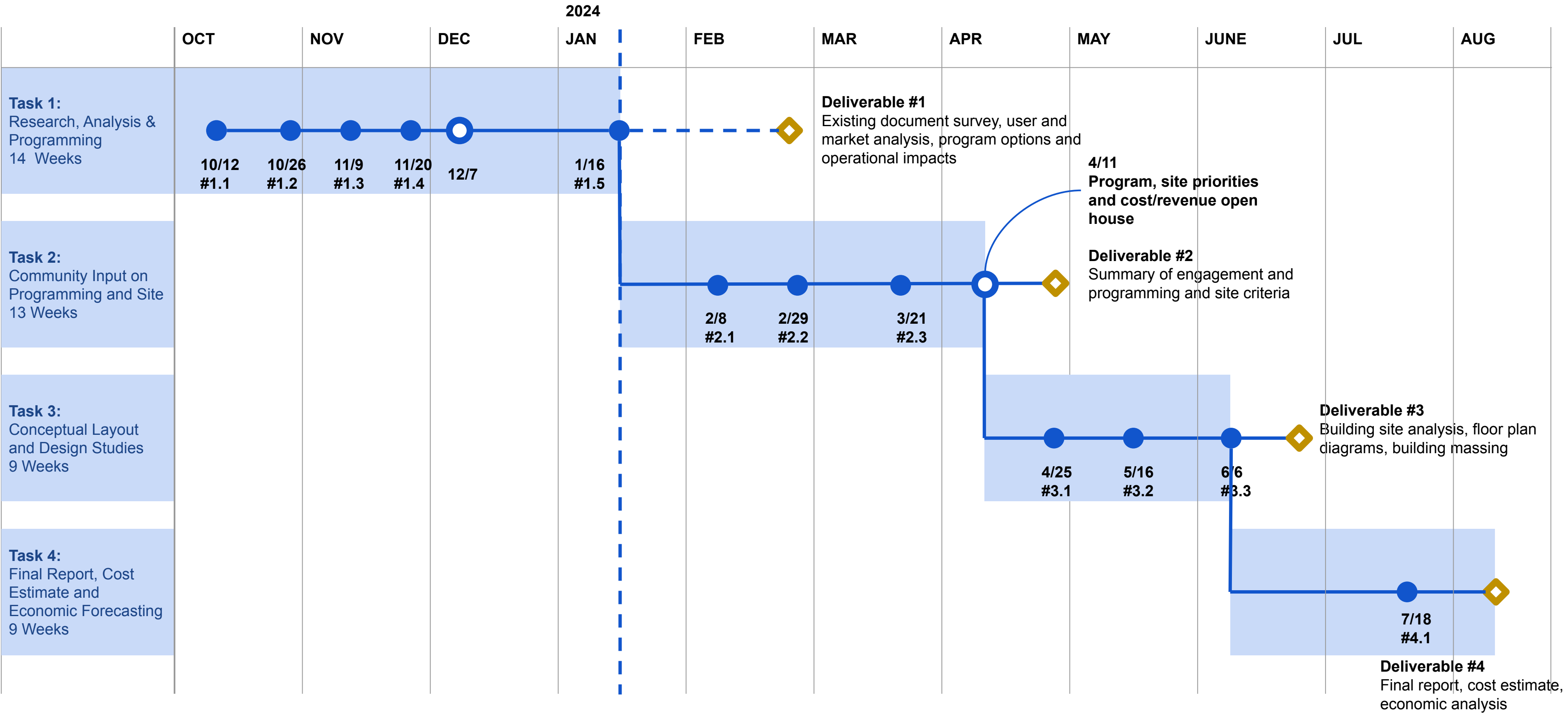
January 16th, 2024

Agenda

Design Meeting
January 16th, 7pm

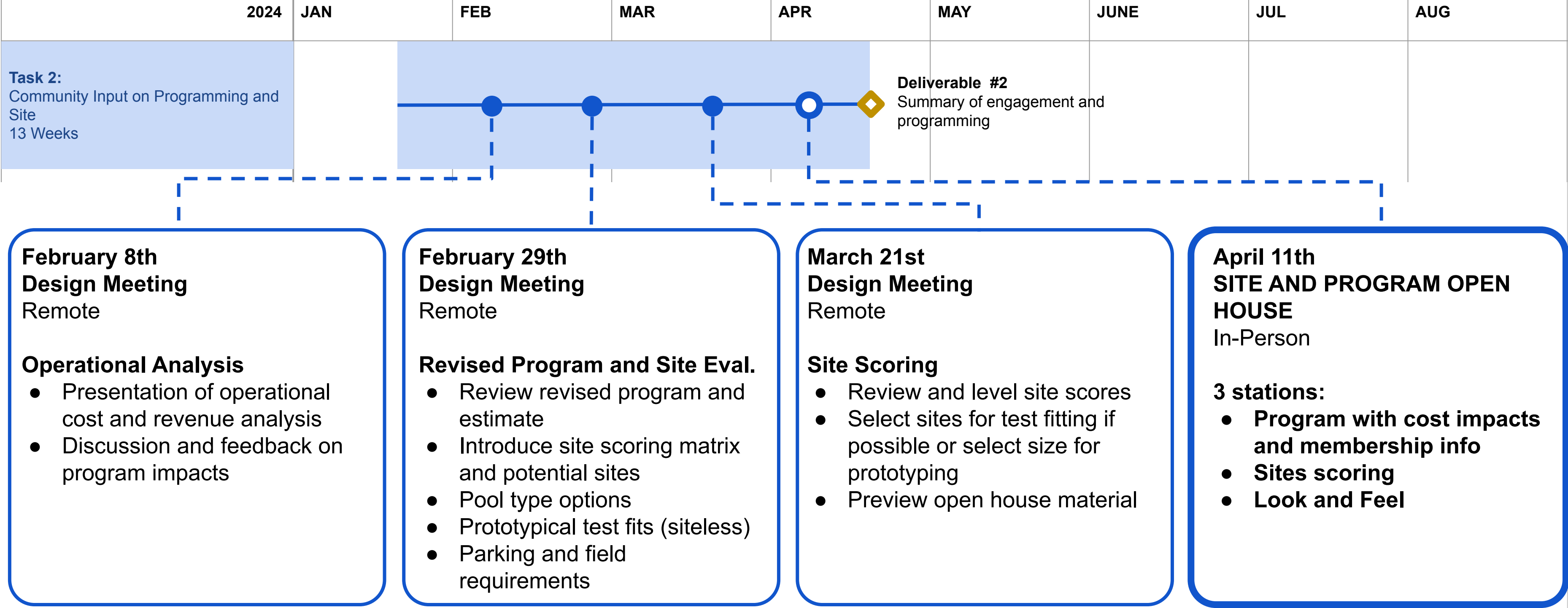
- 1. **Schedule Review**
- 2. **Notes from midcoast facility tours**
- 3. **Community engagement feedback**
- 4. **Review initial program options**
- 5. **Next Steps**

Timeline



Task 2

Community Input on Programming



Midcoast Facility Tours

December 9th, 2023

Midcoast Facility Site Visits

Facility Size Comparison

Boothbay YMCA

±58,200 SF Gross

- 6 Lane lap pool
- Separate square therapy pool, 9500 SF total
- 1 court gym / 2 practice cross courts 9500 SF
- 4 Practice BBall courts/4 Pickleball courts/2 tennis 23,000 SF
- 3 lane track
- 1 Convertible squash/racquetball court
- Fitness studio
- Teaching kitchen
- Multipurpose room
- Small meeting room
- Youth/teen game room

Wiscasset Community Ctr

±27,737 SF Gross

- 6 lane lap pool with connected alcove/therapy pool 8375 SF
- 1 BBall court with 2 practice cross courts 7330 SF
- Fitness center - 1000 SF
- Senior center with folding partition 1480 SF
- Galley kitchen with transaction counter
- Concessions
- Rec office 700 SF
- Exterior pavilions/picnic tables
- Playground
- Exterior Storage

Bath Family YMCA

±43,000 SF Gross

- 8 lane lap pool
- Separate therapy pool
- 1-½ Court Gym with 2 practice cross courts
- (climbing wall / gymnastics)
- 2 Racquetball / Squash
- ±2000SF Fitness
- 2 lane track
- Kitchen with transaction counter
- Child watch
- Preschool classroom
- Regional YMCA office
- Exterior refrigeration

Midcoast Facility Site Visits

Boothbay YMCA



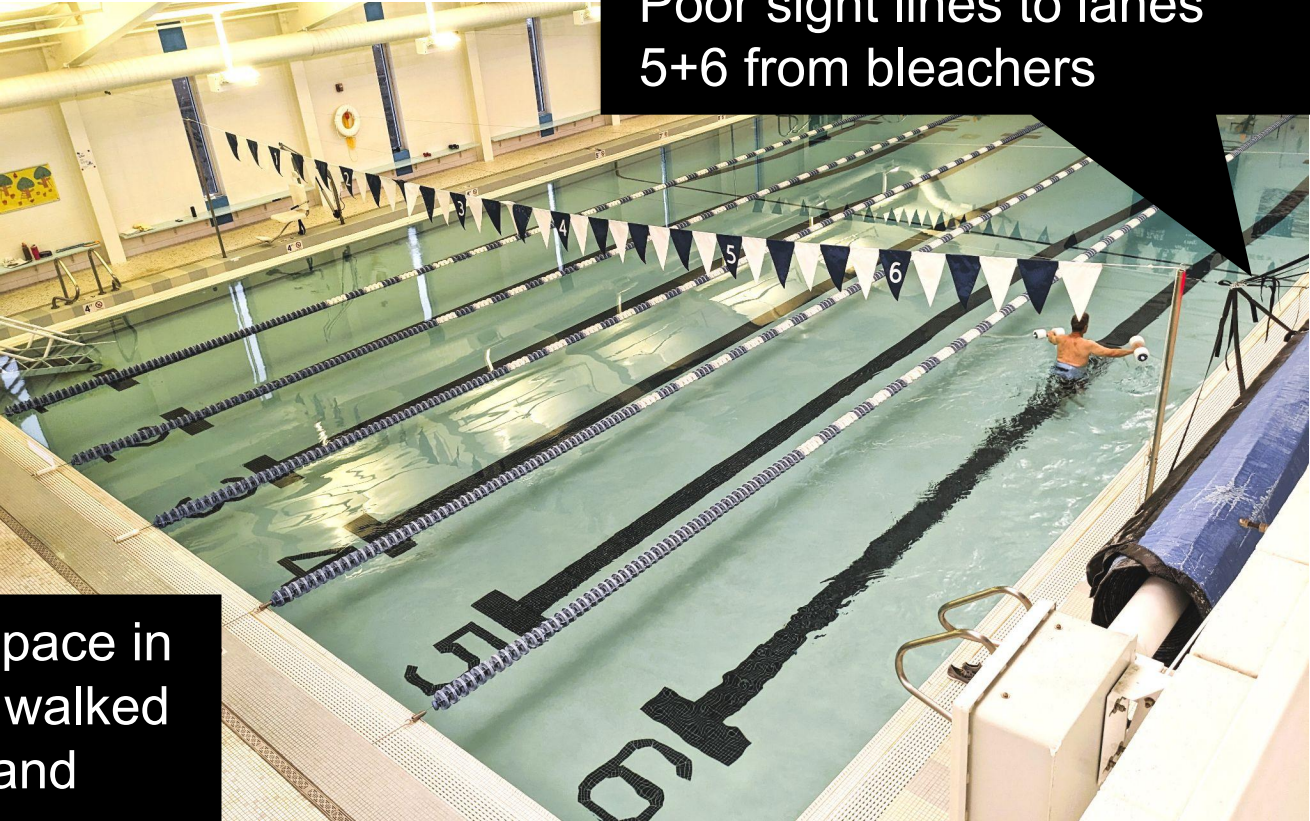
Midco State Visits

Boothbay YM

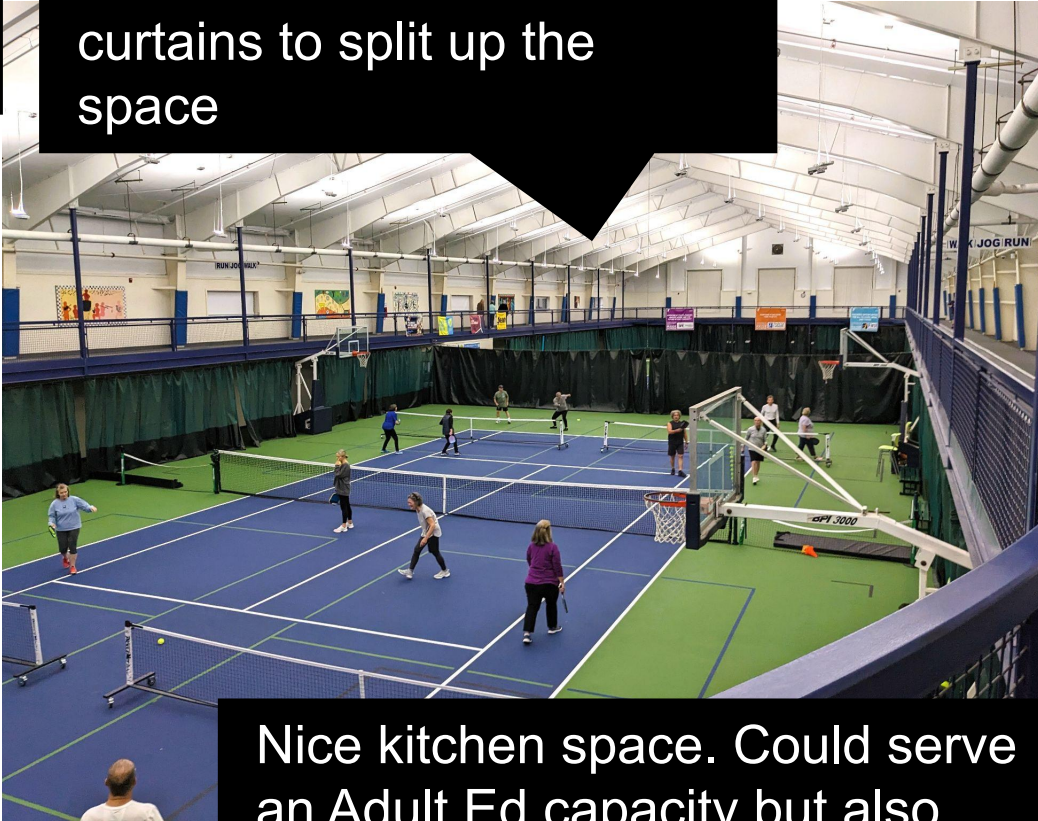
Too many pinch points and small changeover spaces off the lobby. Consider meeting space that opens up for large events



I really liked all the space in Boothbay when you walked in. It felt welcoming and open.



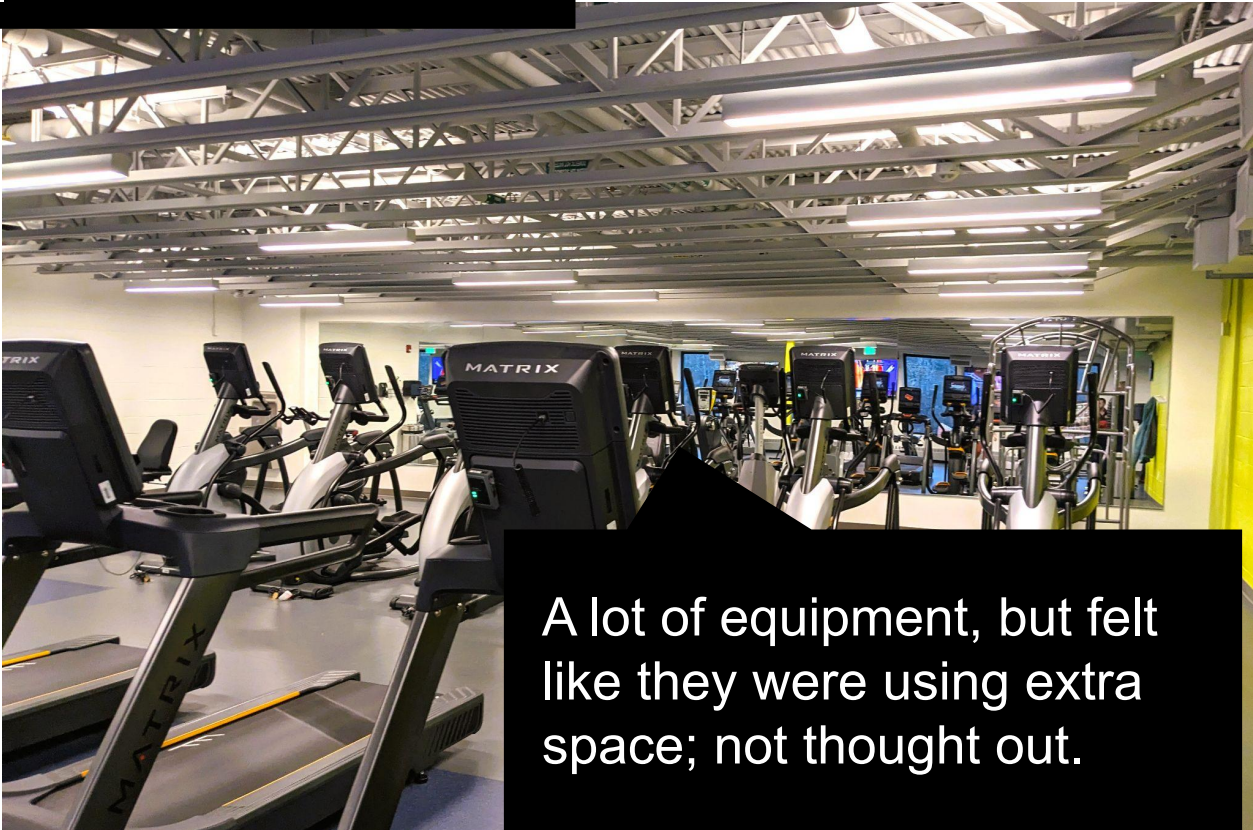
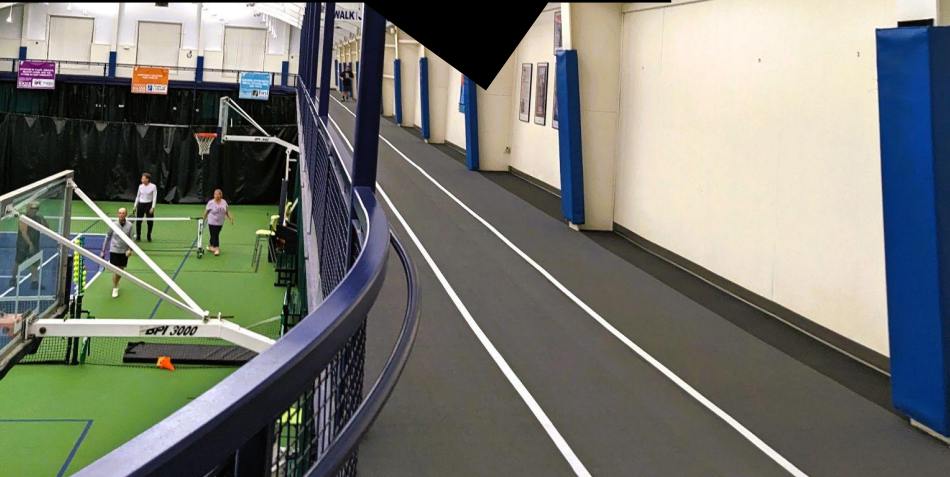
Poor sight lines to lanes 5+6 from bleachers



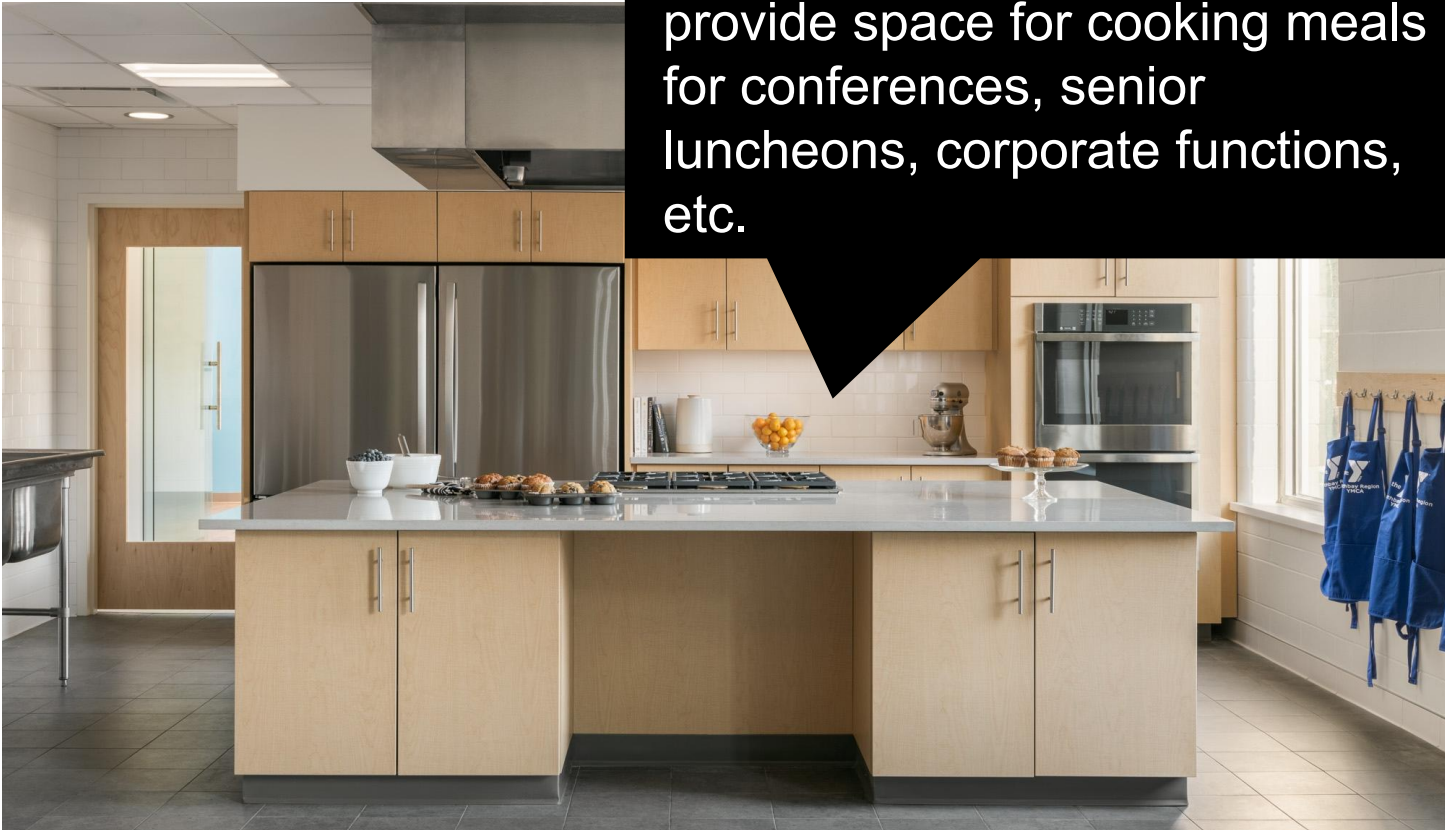
Good court layout, but 4 full-sized width wise would be better. Consider divider curtains to split up the space

Nice kitchen space. Could serve an Adult Ed capacity but also provide space for cooking meals for conferences, senior luncheons, corporate functions, etc.

Best track: 3-lanes, open, no blind spots. Also had the best view of courts below and felt built-in the best



A lot of equipment, but felt like they were using extra space; not thought out.



Midcoast Facility Site Visits

Wiscasset Community Center



Midcoast Facility Site Visits

Wiscasset Community Center



Midcoast Facility Site Visits

Bath Area Family YMCA



Midcoast Facility Site

Bath Area Family YMCA



Separate pools between comp and rec with the ability to divide them for comp days



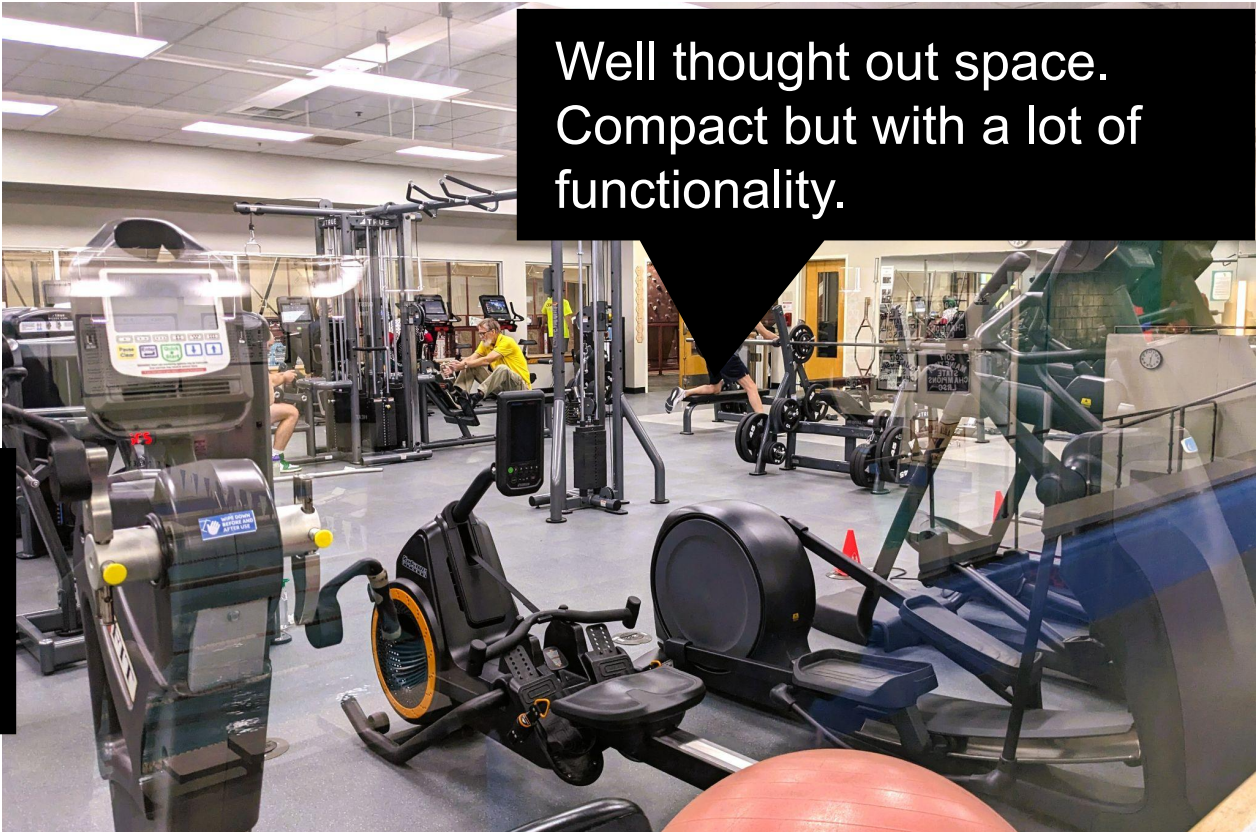
Good spectator sight lines to pool



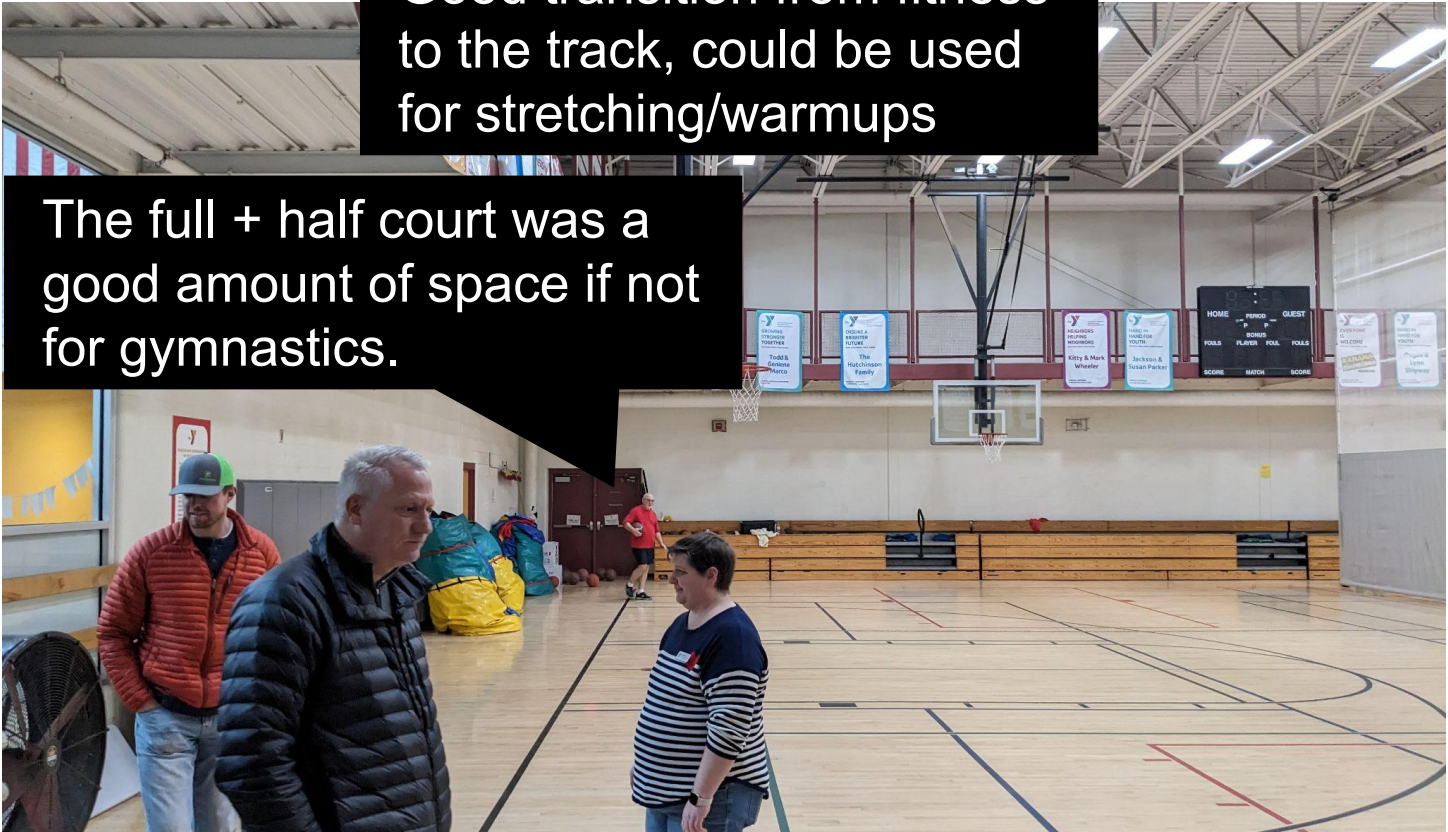
Track is too small and didn't seem very safe. Not enough natural light



enjoyed the upper level having the fitness room between the field house and pool



Well thought out space. Compact but with a lot of functionality.



Good transition from fitness to the track, could be used for stretching/warmups

The full + half court was a good amount of space if not for gymnastics.

Midcoast Facility Site Visits - December 9th, 2023

General Observations

- None of these locations seemed to have storage for what they needed. Clearly it was a challenge for all of them and they all had come up with outside or alternative options for storage, none of which seemed very ideal for staff or equipment
- We should have an interior storage space off the fieldhouse with a garage door size opening for larger items. Also need an extra large garage door opening to the outside
- Multi-purpose rooms clearly are a must
- It is appealing to have the ability to watch activities in the field house and perhaps the pool area from a lobby where you could sit and drink/eat
- Separated lifeguard/instructor changing room from students/public
- Separate pools between comp and rec with the ability to divide them for comp days
- 8 lanes in the pool seemed like a must
- Consider separating locker room entrances and exits to avoid congestion.
- Multiple bathrooms located strategically near each program was the feedback from Bath
- A spin/flex cardio room should be incorporated
- 1 racquetball court should be incorporated
- Natural lighting around the upper track is a must.
- May want to have two full size basketball courts going the long way to allow for 4 mini courts side to side(youth rec. A divider between both full size courts as seen in Bath.
- 2,500sf seemed sufficient for what we need in weights and cardio but perhaps with some design separation between the two in the space.
- Minimum of three lanes on the elevated track

Community Engagement Workshop Summary

December 7th, 2023

Scarborough Middle School

Activities students were interested in:

Aquatics: Lifeguard training, lazy river, inflatable obstacle course, waterslide, SCUBA, hot tub, swim club, splash pad

Sports & Fitness: Open gym, indoor soccer, club volleyball, cheer, ninja warrior, indoor track, personal training, free weights, spinning classes, pickleball, gymnastics, dance, kids fitness, barre class, pickup basketball

Community: Ping pong, craft room, game room, movie night, arcade games, music performances, yoga/meditation, cake decorating, escape room, murder mystery night, cooking classes, coffee shop, farmers market, daycare, project grad/teen night, stage/theater, 3D printing, Lego club, robotics, anime club, tutoring/HW assistance, study room, coworking space

Outdoor Space: Outdoor patio, community garden

Note: Boldface activities were selected in multiple sessions



Scarborough High School

Activities students were interested in:

Aquatics: Waterslide, inflatable obstacle course, lazy river, splash pad, swim team/club, SCUBA, Wave pool

Sports & Fitness: Open gym, boxing, free weights, pickleball, club volleyball, ninja warrior training, indoor turf, personal training, resistance machines, pickup basketball, Ice rink, indoor soccer, indoor track, indoor ski slope

Community: game room, arcade games, Lego club, 3D printing, movie night, project graduation, farmers market, Fortnite, Esports, Cooking classes, cake decorating, salsa dancing, music performance, tutoring/HW assistance, Anime club, cafe

Outdoor Space: Outdoor sports courts, outdoor patio, community garden

Note: Boldface activities were selected in multiple sessions



Open House at the Hub

Activities participants were interested in:

Aquatics: Lap pool, swing lessons, water aerobics, splash pad

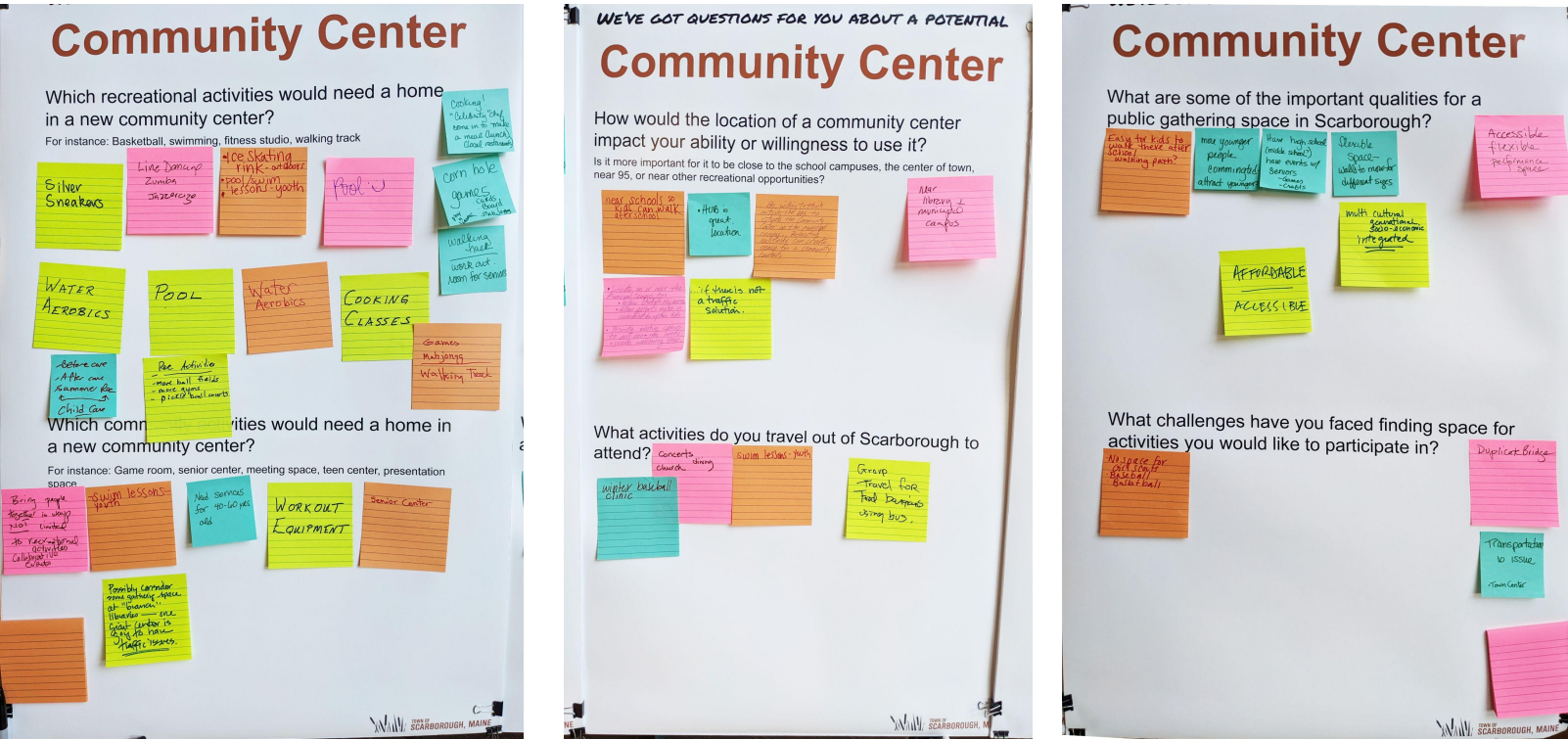
Sports & Fitness: Gym space, pickleball, Zumba/jazzercise/dance, walking track, fitness space

Community: Cooking classes, yoga, before/after care, community meeting space, board games, Daycare, child playspace, movies, coffee shop / cafe, teen space, adult ed classes, senior space,

Outdoor Space: Playing fields, ice rink

Note: Feedback pertaining to programming only has been included above. Additional feedback has been recorded and will be incorporated into future meetings.

Note: Boldface activities were selected multiple times



Activity Summary

Aquatics:

1. Waterslides and lazy rivers were very popular with both sets of students
2. Inflatable obstacle courses were popular, this could be deployed in the lap pool
3. SCUBA and lifeguard training were popular, this may impact pool depths
4. Responses at the open house emphasized swim lessons
5. Water aerobics were important to participants at the open house/gingerbread event.

Sports & Fitness:

1. Personal training and resistance were important to both sets of students and the ability to use them under the age of 18
2. Open gym space was a priority alongside ninja warrior training, cheer and volleyball
3. The high school students were interested in indoor turf
4. Pickleball was popular among adults at the open house
5. Dance and fitness were popular among adults
6. A walking track was emphasized at the open house

Activity Summary

Community:

1. Interest in a coffee shop / cafe was high for all ages
2. There was a lot of interest in craft activities and community groups such as including cake decorating, cooking classes, Lego club, 3D printing, robotics, anime club, all of which could benefit from classroom/meeting room spaces.
3. Adults emphasized community meeting spaces
4. Childcare in the form of before/after care and summer rec were important to adults.
5. Gaming was popular for both school groups including a game room, arcade games, Fortnite, Esports.
6. Adults were interested in a place to play bridge among other board games
7. Movie night, music performance resonated with the students, this could potentially be the same program space
8. Students were interested in a farmers market. This could be outside for 3 seasons or in the gym during the winter or in the lobby if suitable
9. High schoolers were interested in project graduation/teen night and movie nights.
10. Although not emphasized, tutoring/HW assistance was an interest for students.

Outdoor Space:

1. There was consistent interest in outdoor spaces, though sports courts/fields were seemingly most important but a patio space was important to several groups.
2. Several adults were interested in an outdoor ice skating rink

Initial Program Options

Draft Building Program Options

| | | | Unit SF | Num. | Subtotal | Gross |
|------------------------|---|---|---------|------|----------|--------|
| Entry Lobby | | | | | 1,600 | 2,080 |
| Lobby | | Main entry and gathering space with flexible furniture, access to community and recreation spaces and cafe | 1,000 | 1 | 1,000 | |
| Reception Desk | | 2-3 Workstations for greeting and membership inquiries | 100 | 1 | 100 | |
| Storage | | | 80 | 1 | 80 | |
| Cafe | | Leased concession space | 300 | 1 | 300 | |
| WCs | | WCs in proximity to lobby | 60 | 2 | 120 | |
| Sports and Fitness | | | | | 23,210 | 26,692 |
| Gymnasium | ⦿ | Indoor athletic space suitable for pickup basketball, gymnastics, tumbling, cheer, pickleball, volleyball, batting practice, special events | 13,990 | 1 | 13,990 | |
| Walking Track | | Elevated walking track - oval or meandering | 4,570 | 1 | 4,570 | |
| Cardio and Freeweights | ⦿ | Strength training equipment and lifting benches, cardio machines, free weights | 2,500 | 1 | 2,500 | |
| Fitness Studio | ⦿ | A flexible room for group fitness, yoga, Pilates classes, storage and cubbies in room | 1,200 | 1 | 1,200 | |
| Fitness Storage | | | 100 | 1 | 100 | |
| Gymnasium Storage | | | 500 | 1 | 500 | |
| Athletic Office | | | 150 | 1 | 150 | |
| First Aid | | | 150 | 1 | 150 | |
| AV Closet | | | 50 | 1 | 50 | |
| Aquatics | | | | | 20,210 | 23,242 |
| Lap pool | ⦿ | 25 yard, 8 Lane short course competition pool | 8,710 | 1 | 8,710 | |
| Secondary Pool | ⦿ | Secondary Pool with zero depth entry, wading pool, and multi-use area with warmer waters | 7,000 | 1 | 7,000 | |
| Rinse Showers | | Rinse off zone | 350 | 1 | 350 | |
| Spectator Seating | | Provided inside aquatics space | 1,000 | 1 | 1,000 | |
| Waiting Area | | Waiting area for parents with children in swim lessons. Climate controlled | 350 | 1 | 350 | |
| Mechanical | | Pool equipment and pumps | 2,000 | 1 | 2,000 | |
| Storage | | Pool equipment and swimming aids | 500 | 1 | 500 | |
| Lifeguard Room | | | 150 | 1 | 150 | |
| Aquatics Offices | | | 150 | 1 | 150 | |

Gross Building SF: 61,00 SF - 74,500 SF

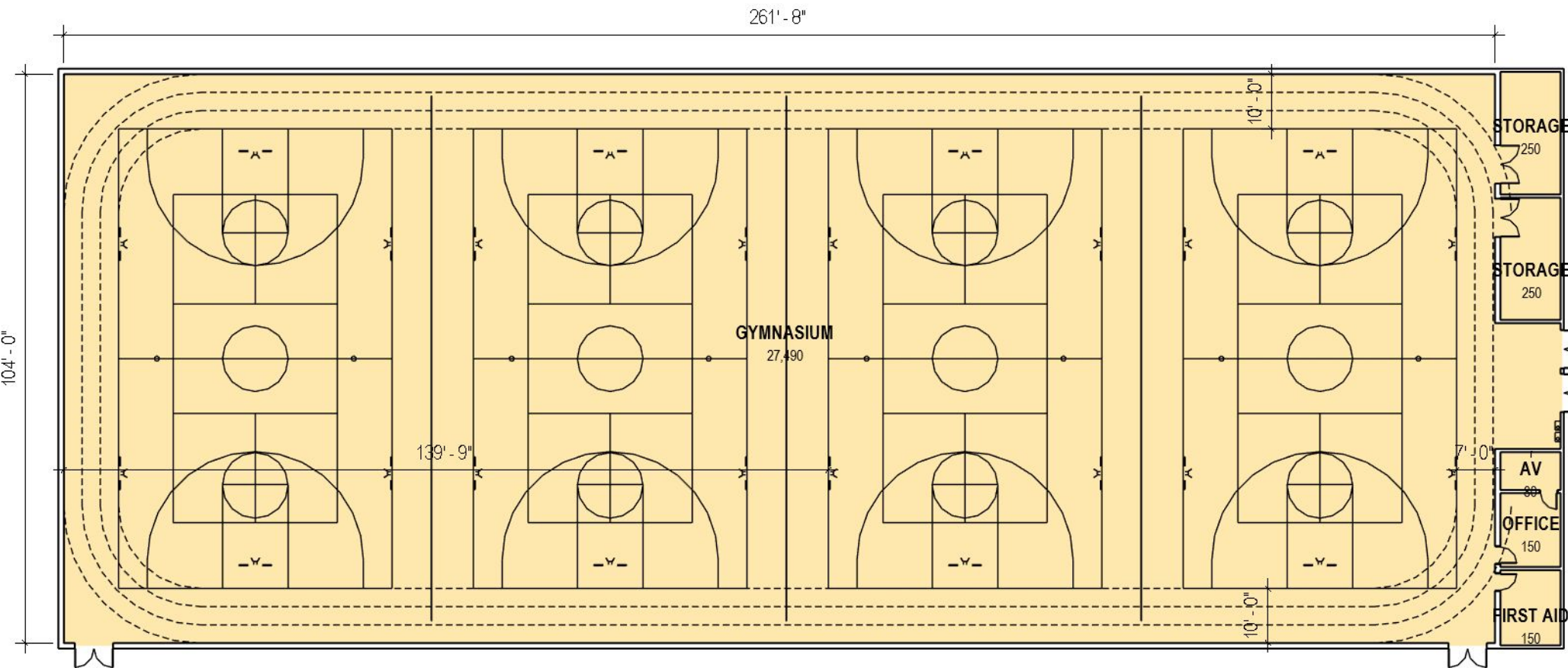
| | | | Unit SF | Num. | Subtotal | Gross |
|--------------------------------|--|---|---------|------|----------|--------|
| Community | | | | | 6,825 | 8,873 |
| Multipurpose Rooms | | A large, flexible interior space with subdividing partitions with flexible furniture for seminars or catered events | 1,000 | 3 | 3,000 | |
| Multipurpose Room Storage | | Storage for tables and chairs | 200 | 3 | 600 | |
| Meeting Rooms | | Small to medium conference rooms for small group meetings | 250 | 2 | 500 | |
| Catering Kitchen | | A warming kitchen for catered events | 225 | 1 | 225 | |
| Multi-generational game room | | An area with both soft and hard seating with flexible gaming tables for people of all ages to play tabletop, arcade and pool hall style games | 1,500 | 1 | 1,500 | |
| Child Watch | | Drop-off child care for patrons at the facility | 1,000 | 1 | 1,000 | |
| Support Spaces | | | | | 8,350 | 10,855 |
| Locker Rooms / Showers | | Locker rooms with day/long term lockers, showers and WCs | 1,800 | 2 | 3,600 | |
| Family Cabanas | | Family locker rooms with shower and WC | 250 | 2 | 500 | |
| Single User WCs | | | 60 | 4 | 240 | |
| Multi-user WCs | | | 300 | 2 | 600 | |
| Loading/Receiving | | | 200 | 1 | 200 | |
| Mechanical / Boiler | | | 1,500 | 1 | 1,500 | |
| Electrical | | | 500 | 1 | 500 | |
| Tel/Data | | | 250 | 1 | 250 | |
| Trash | | | 200 | 1 | 200 | |
| Janitor | | | 80 | 2 | 160 | |
| Storage Closets | | | 200 | 3 | 600 | |
| Scarborough Community Services | | | | | 2,100 | 2,730 |
| Workstations | | | | 6 | 600 | |
| Offices | | | 130 | 2 | 260 | |
| Meeting | | | 250 | 1 | 250 | |
| Project Layout | | | 250 | 1 | 250 | |
| Kitchenette / Break Room | | | 300 | 1 | 300 | |
| WC / Changing | | | 60 | 2 | 120 | |
| Laundry | | | 80 | 1 | 80 | |
| Storage | | | 240 | 1 | 240 | |

Spaces to Support Activities

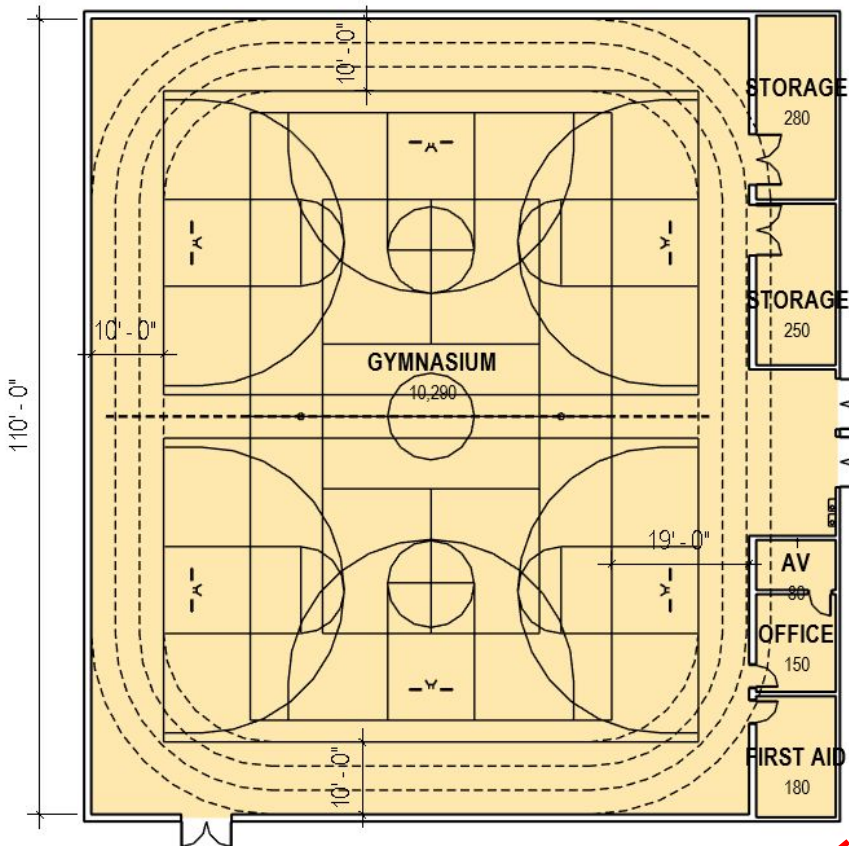
Revised 1/16/2024

Gymnasium and Walking Track 4 Size Options Shown

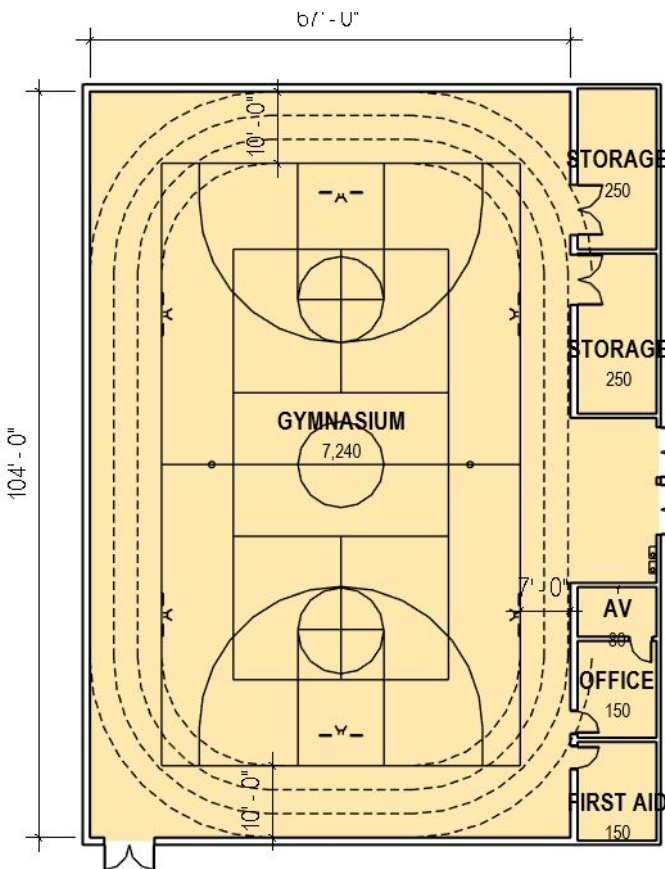
4 Court
27,490 SF



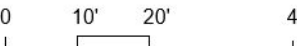
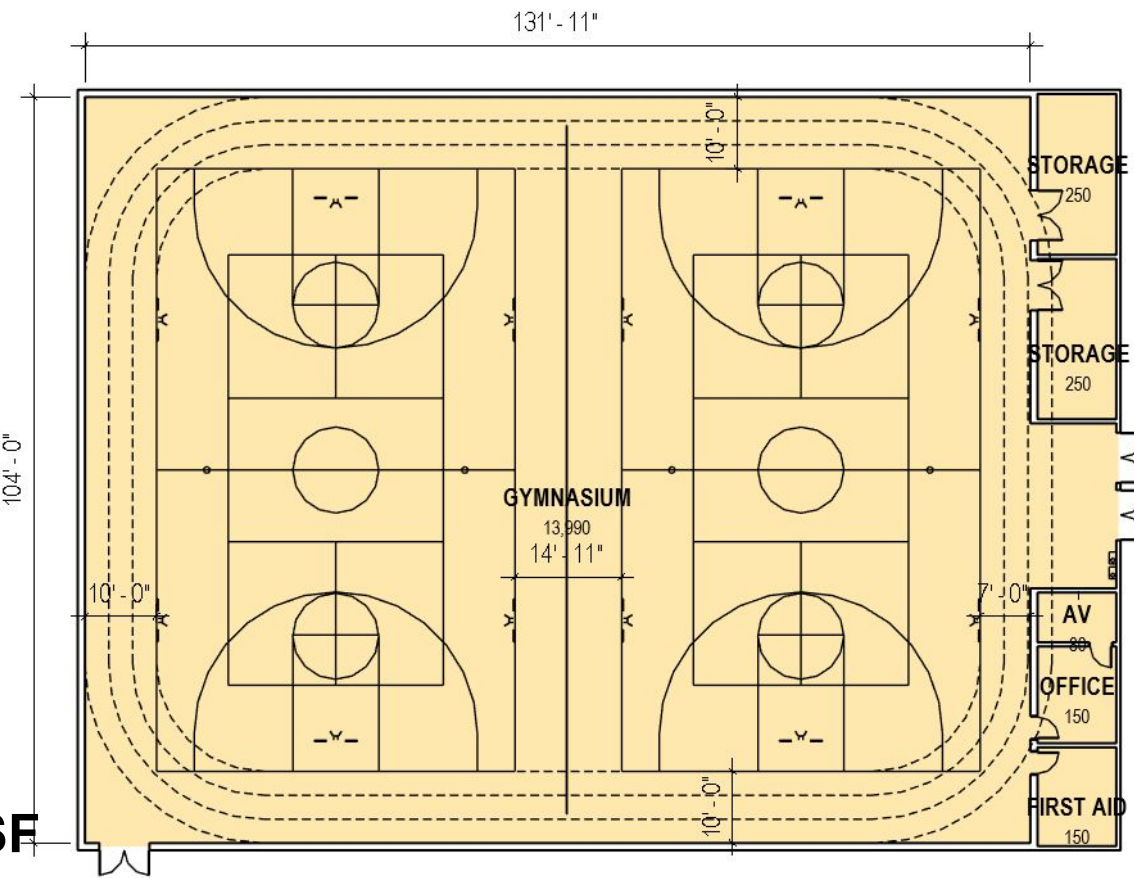
1 Court
2 Practice Courts
10,290 SF



1 Court
7,240 SF



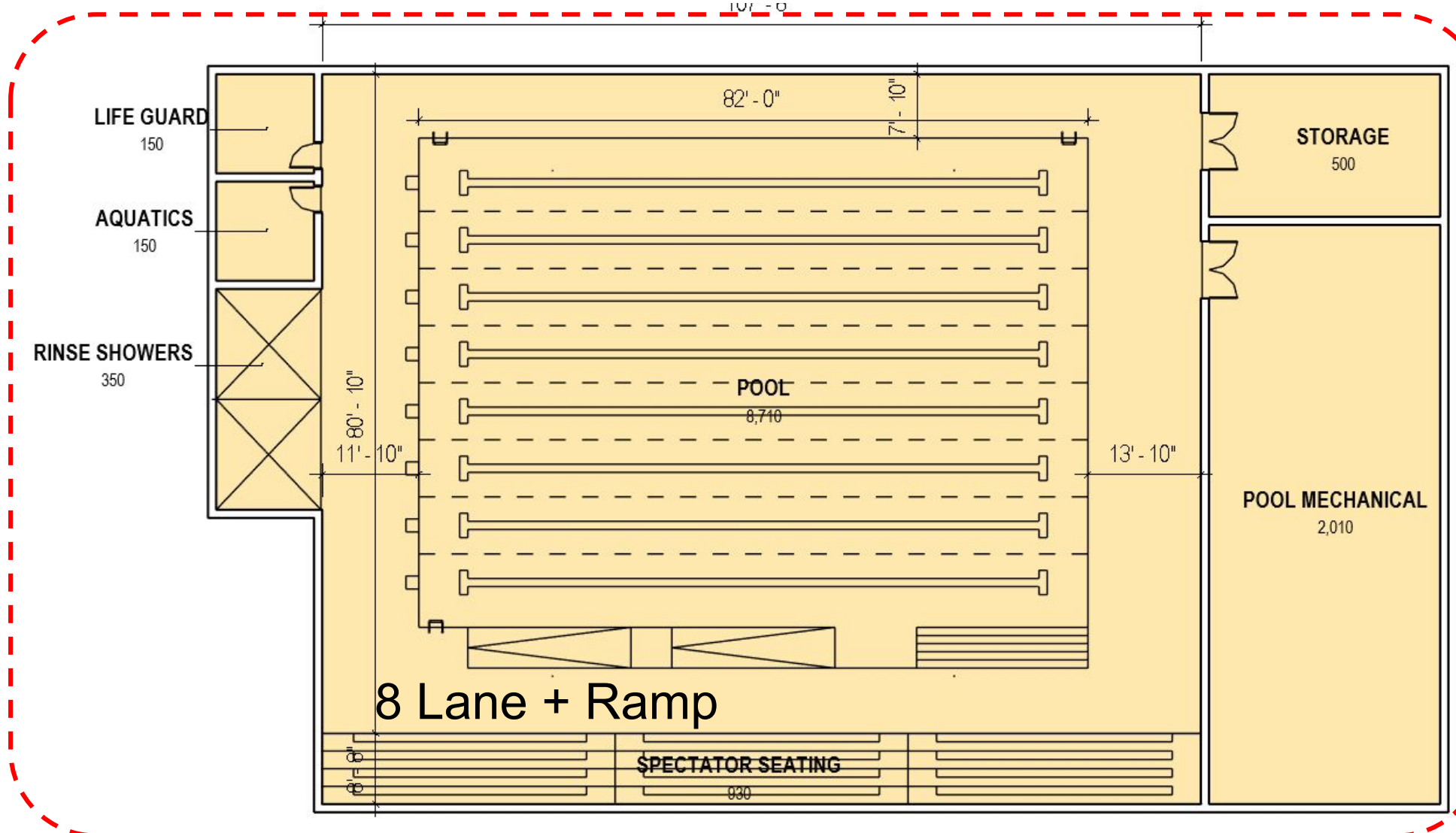
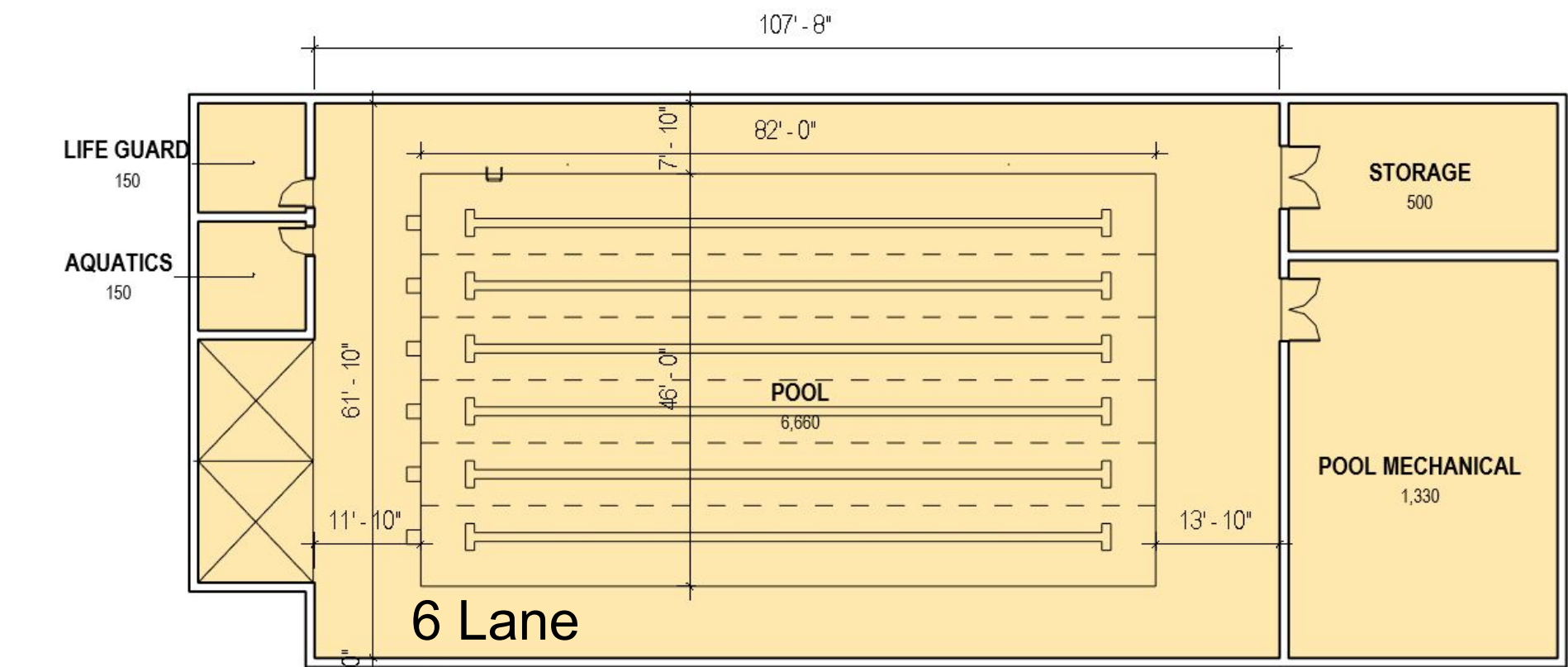
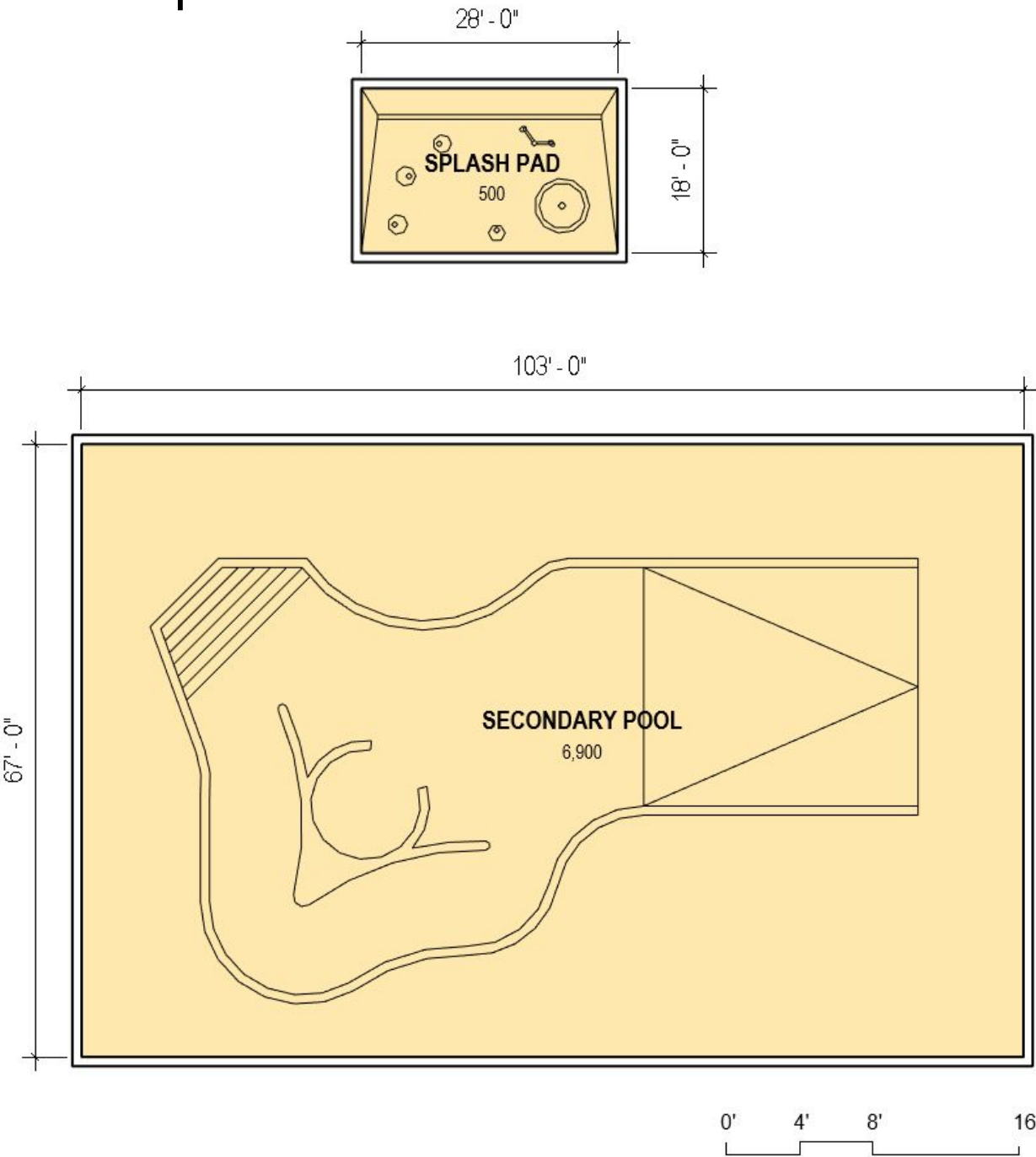
2 Court
13,990 SF



Spaces to Support Activities

Revised 1/16/2024

Aquatics Size and Component Options



Next Steps

Next meeting February 8th, 2024

- **Review operational cost and revenue projections**
- **Discuss program impacts of cost/revenue**

Thank You!

