

Scarborough Community Center Feasibility Study

Utile, Inc.
June 13th, 2024

Agenda

Design Meeting
June 13th, 7pm

- 1. **Summary and discussion of April 24th Open House**
- 2. **Program and Cost Estimate Ranges**
- 3. **Test Fit for Construction Cost Estimate**
- 4. **Review timeline and next steps**

Open House Summary

April 24th, 2024

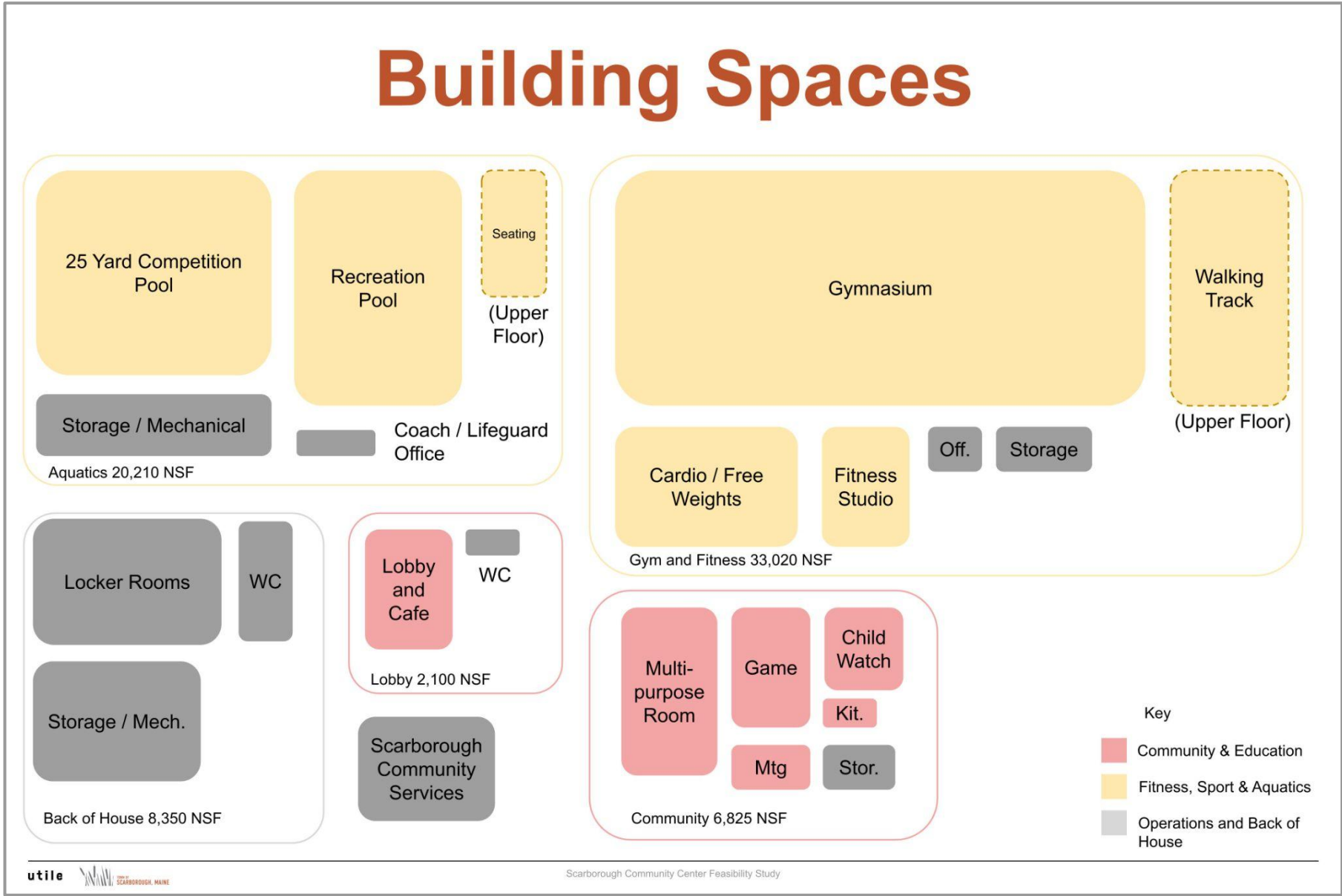
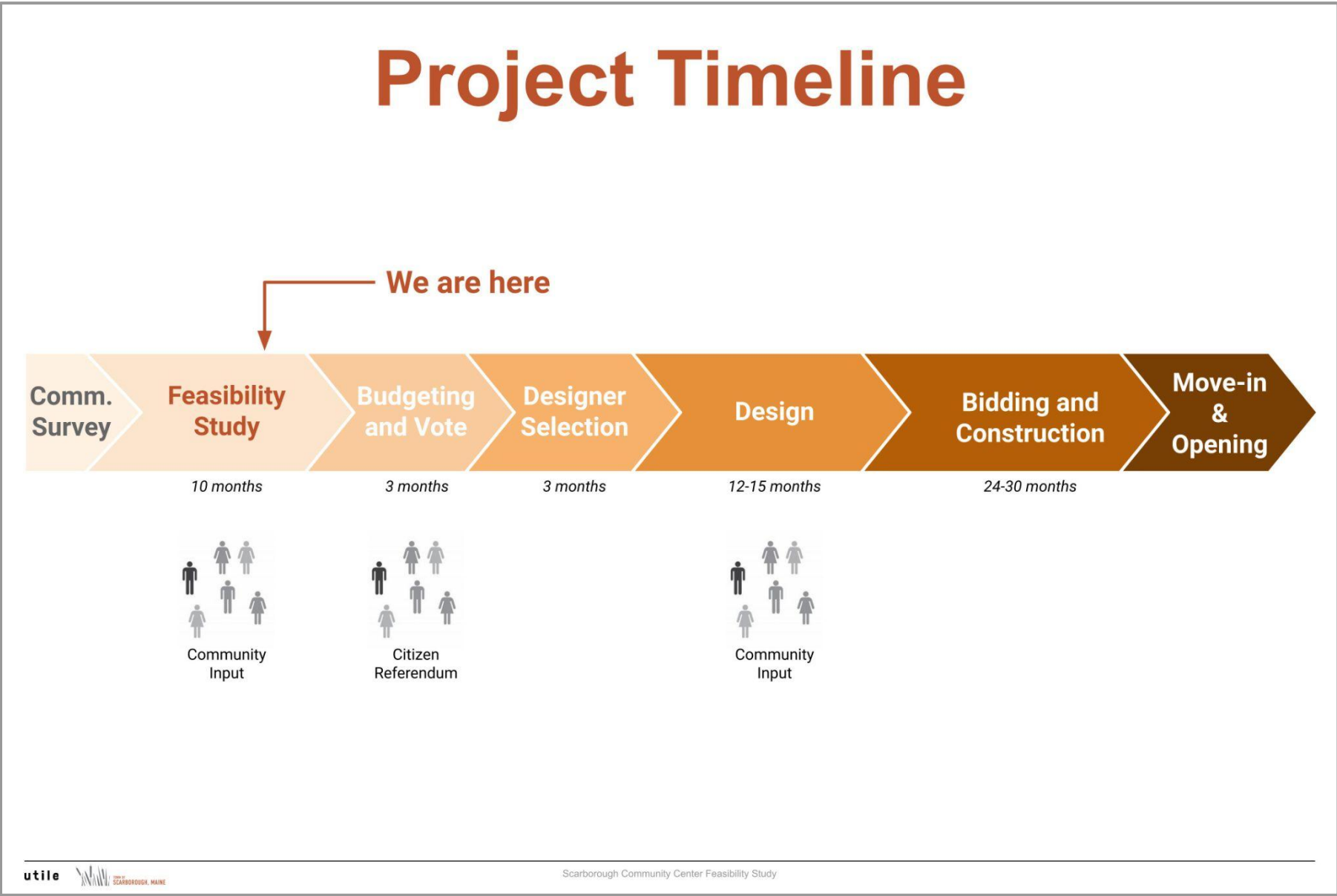
April 25th Open House

Open House Setup



April 25th Open House

Visual Aids



April 25th Open House

Visual Aids

Financial Structure

Daily Admissions

Resident Discount

- Youth & Senior \$10
- Adult \$12

Non-Resident Rate

- Youth & Senior \$13
- Adult \$15

Membership

Resident Discount (monthly)

- Youth \$30 - \$35
- Adult \$40 - \$45
- Household \$75 - \$80
- Senior \$30 - \$35
- Senior+1 \$40 - \$45

Non-Resident Rate

- Youth \$35 - \$40
- Adult \$50 - \$55
- Household \$100 - \$105
- Senior \$35 - \$40
- Senior+1 \$50 - \$55

Expenses / Revenue

Expenses \$2.4 - \$2.7 million

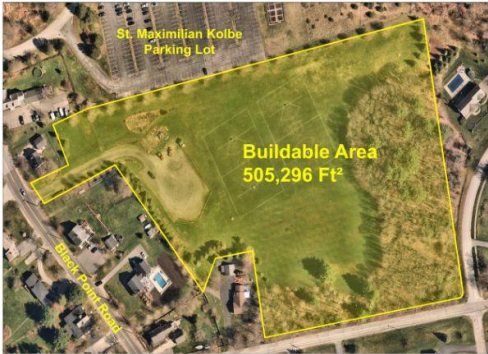
Revenues \$2.2 - \$2.5 million

Cost Recovery 88 - 96%

Site Options



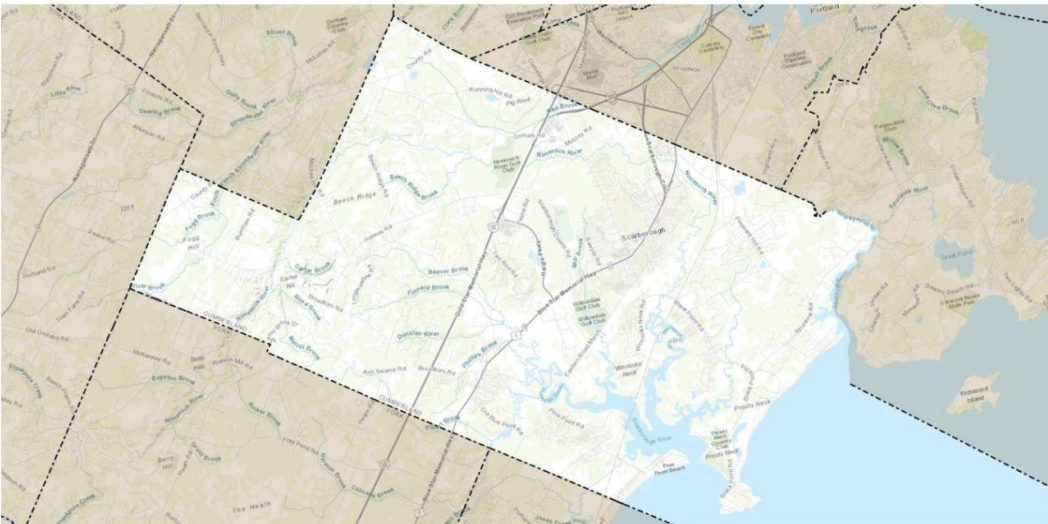
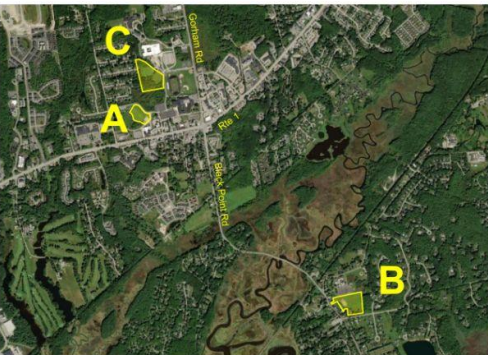
A) Memorial Field



B) Black Point Park



C) Ice Rink



Your Suggestions!

April 25th Open House

Visual Aids



April 25th Open House

Resident Comments and questions

How will the building make the seniors (and all ages) feel welcome in the building?

All of the proposed sites supplant existing playing fields at a time when we need more playing surfaces.

Will the ice rink site exacerbate the already bad traffic situation on the school campus during afternoon pickup?

The School Building Committee should be coordinating with the Ad Hoc committee so that the town is well-coordinate between two big capital projects.

Make sure the cost structure doesn't price out members of the community.

There are existing gyms and auditoriums in all of the schools, why can't the community use those in lieu of building a new building?

There is a big need for meeting spaces in town for quilting and knitting clubs, HOAs, etc. These should be 'front and center' in the building

Can the school project and the Community Center be combined into a single project?

April 25th Open House

Ad Hoc Committee Member Discussion

Which programs were residents most excited about?

Were most of your interactions about the program, the site or the cost?

Were residents enthusiastic about the proposed Ice Rink site?

Would it be productive to coordinate with the School Committee, and would this relate to the program and uses or the timeline and process?

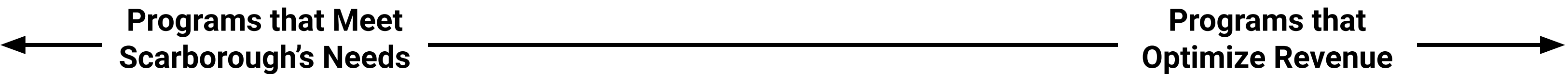
Program and Cost Estimate Ranges

Program and Cost Estimate Ranges



	<u>Option 1</u>	<u>Option 2</u>	<u>Option 3</u>
Program	(8) Lane lap pool Recreation pool Pool spectator seating (3) Basketball court gym Elevated walking track Cardio / Free Weights Fitness Studio Multipurpose room Meeting Rooms Game room Child watch Warming kitchen Community Services	(8) Lane lap pool <u>OR</u> Recreation pool Pool spectator seating (2) Basketball court gym Elevated walking track Cardio / Free Weights Fitness Studio Multipurpose room Meeting Rooms Game room Child watch Warming kitchen Community Services	(8) Lane lap pool Recreation pool Pool spectator seating (3) Basketball court gym Elevated walking track Cardio / Free Weights Fitness Studio Multipurpose room Meeting Rooms Game room Child watch Warming kitchen Community Services
Site	Facilities shop space	Facilities shop space	Facilities shop space

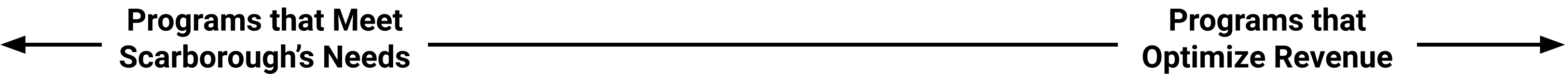
Program and Cost Estimate Ranges



	<u>Option 1</u>	<u>Option 2</u>	<u>Option 3</u>
Construction Cost The value of the construction contract	\$60,758,834	\$58,958,834	\$55,358,834
Soft Costs The value of project management, design services, furniture, equipment	\$21,680,481	\$20,856,931	\$19,377,819
Total Project Cost	\$82,439,315	\$79,815,765	\$74,736,653

Total project cost is conceptual in nature and subject to further revision.

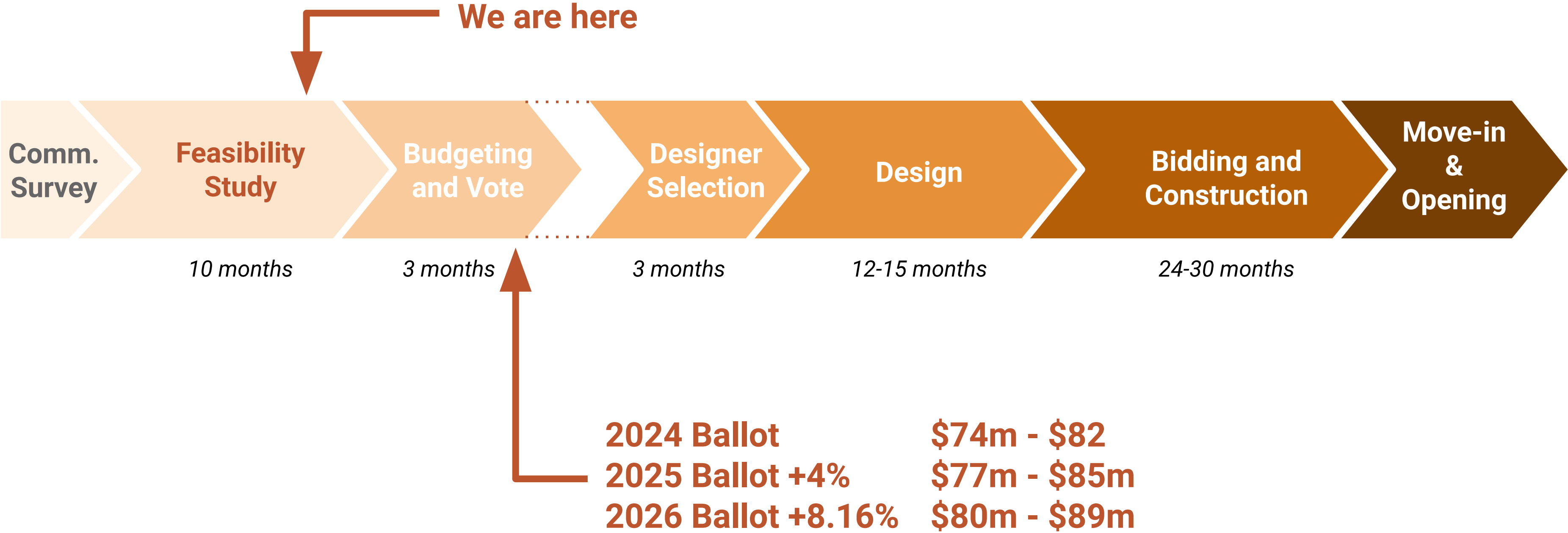
Program and Cost Estimate Ranges



	<u>Option 1</u>	<u>Option 2</u>	<u>Option 3</u>
Total Project Cost	\$82,439,315	\$79,815,765	\$74,736,653
Yearly Subsidy Cost every year to operate building	(\$99,903)	Lap Pool (\$218,365) Leisure Pool \$50,754	\$41,735
Cost Recovery Percent of operating costs that are offset by revenue	96%	Lap Pool 90% Leisure Pool 102%	102%

Revenue and operating cost are calculated after 3 year stabilization period.

Project Timeline and Escalation



Test Fit for Construction Cost Estimate

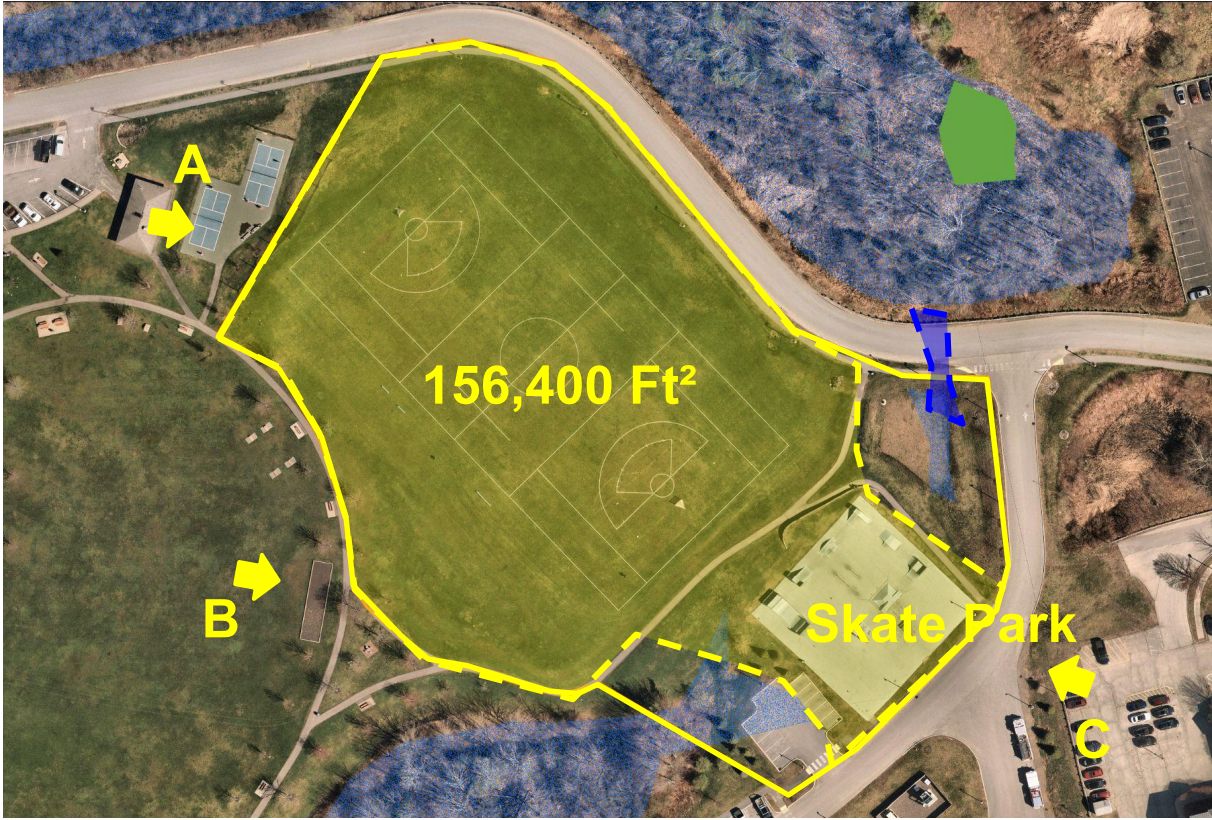
Building Program

			Unit SF	Num.	Subtotal	Gross
Entry Lobby					2,100	2,730
Lobby		Main entry and gathering space with flexible furniture, access to community and recreation spaces and cafe	1,500	1	1,500	
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					33,020	37,973
Gymnasium	⦿	3 Court gym Suitable for pickup basketball, gymnastics, tumbling, cheer, pickleball, volleyball, batting practice, special events	22,300	1	22,300	
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	4,000	1	4,000	
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 with attached ramp and stairs	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: 86,402 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	

Site Summary



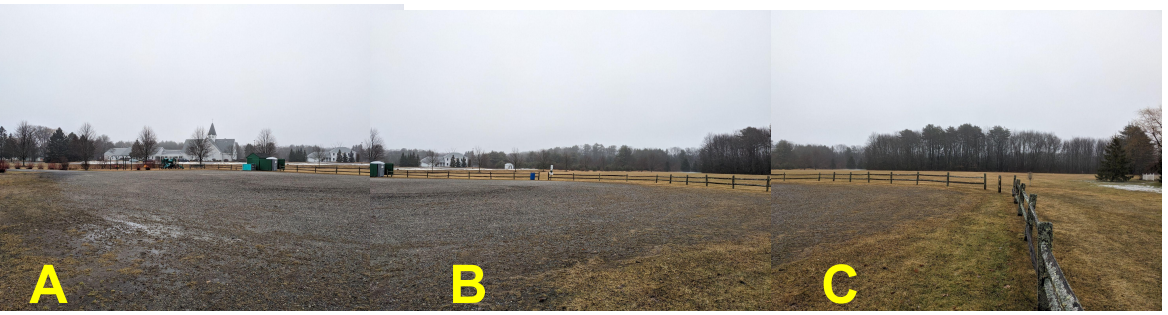
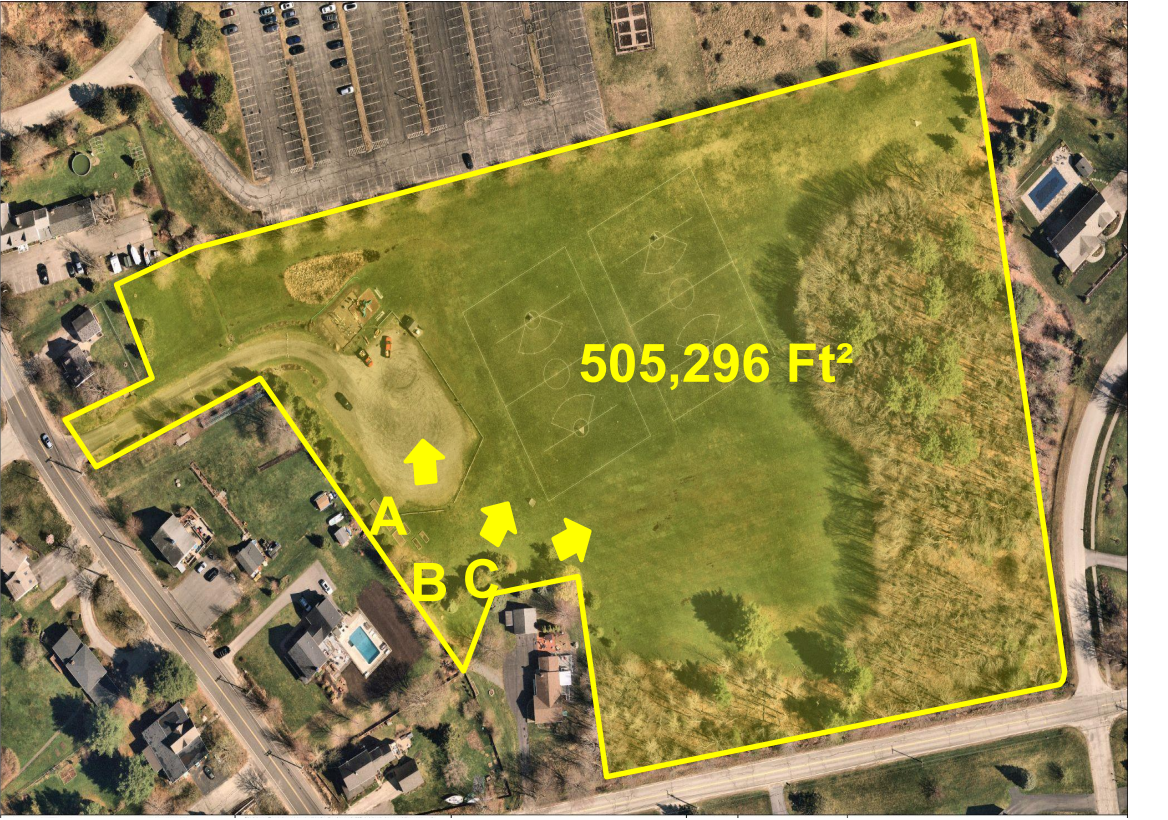
Memorial Field

5 Durant Drive
Town Owned
4.6 Acres / 200,376 Ft² Buildable Area: 156,400 Ft²
Scarborough Memorial Field and Skate Park
Southeast portion is ±10' higher than the sport field portion, Adjacent Scarborough High School and municipal campus



Ice Rink

20 Municipal Drive
Town Owned
8.68 Acres / 374,616 Ft² Buildable Area: 211,624 Ft² Area
Practice football field, playground, fields
Flat site currently used for athletic fields and skating rink, Adjacent to the Wentworth School



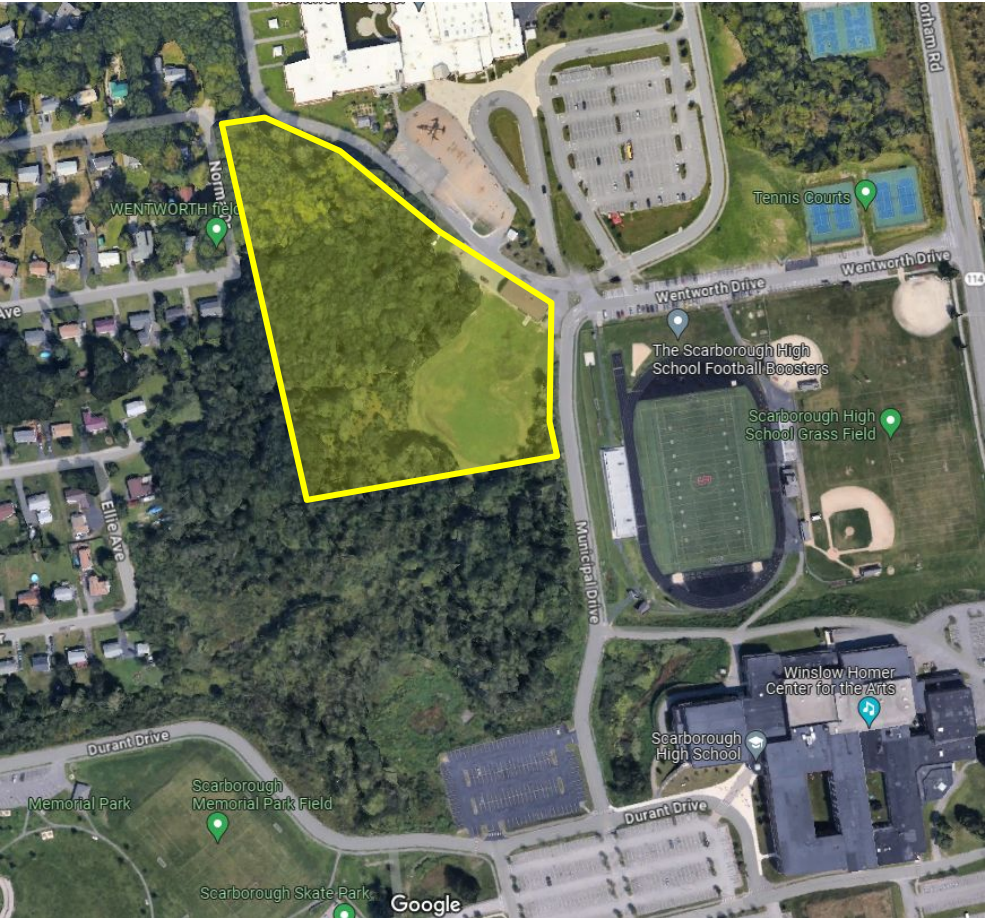
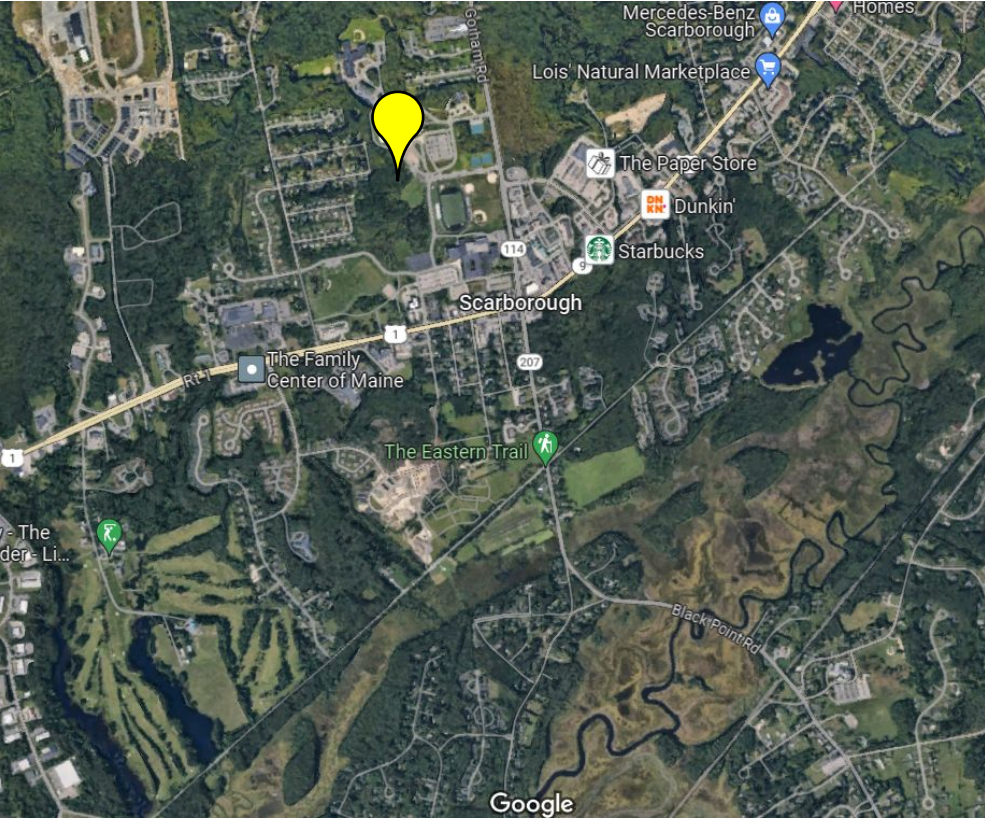
Black Point Park

160 Black Point Road
Town Owned
Buildable Area: 11.6 Acres / 505,296 Ft²
Practice football field, playground, fields
Flat site currently used for athletic fields

Ice Rink Site

Note: Sites are high level location studies for review purposes only. They do not represent formal site proposals and require additional review and investigation.

ADDRESS
20 Municipal Drive
OWNERSHIP
Town Owned
AREA
8.68 Acres / 374,616 Ft ² 2.84 Acres / 123,710 Ft ² Wetland
Buildable Area: 211,624 Ft ² Area outside of draft 100' setback
CURRENT USE
Practice football field, playground, fields
NOTES
Flat site currently used for athletic fields and skating rink
Adjacent to the Wentworth School
Wetlands at southern portion



What is a Test Fit

What is a test fit?

A three-dimensional test of the community center uses and activities on a particular site.

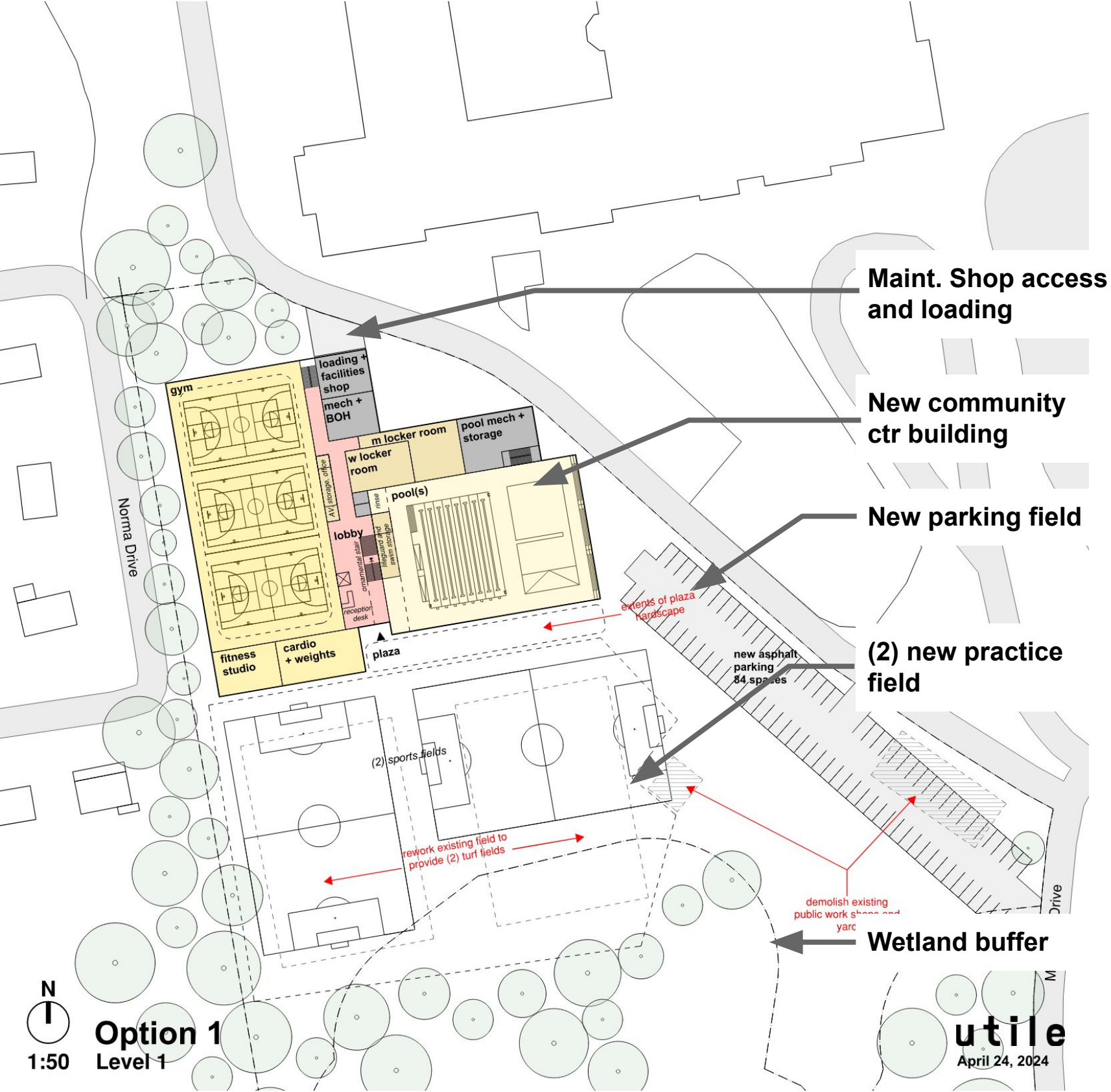
Disclaimer!

- These are only tests used as proof of concept.
- These are not design proposals.
- Goal of this exercise is to illustrate how a specific site impacts the arrangement of the uses and activities.
- Testing the program on this site does not indicate this is the final site selected - the town will continue to gather feedback after the final report is complete.



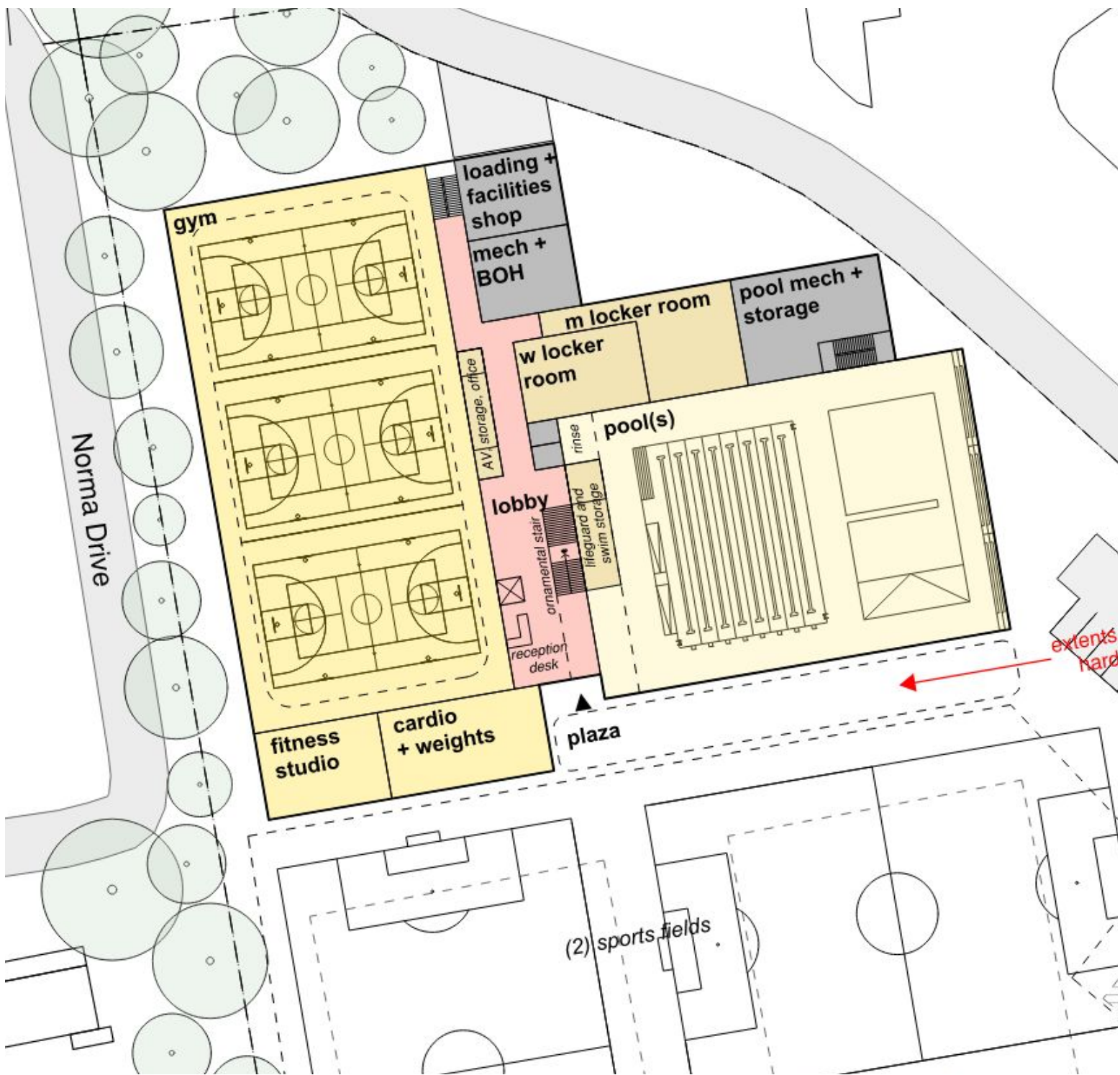
Building Test Fit Plans

Site Plan

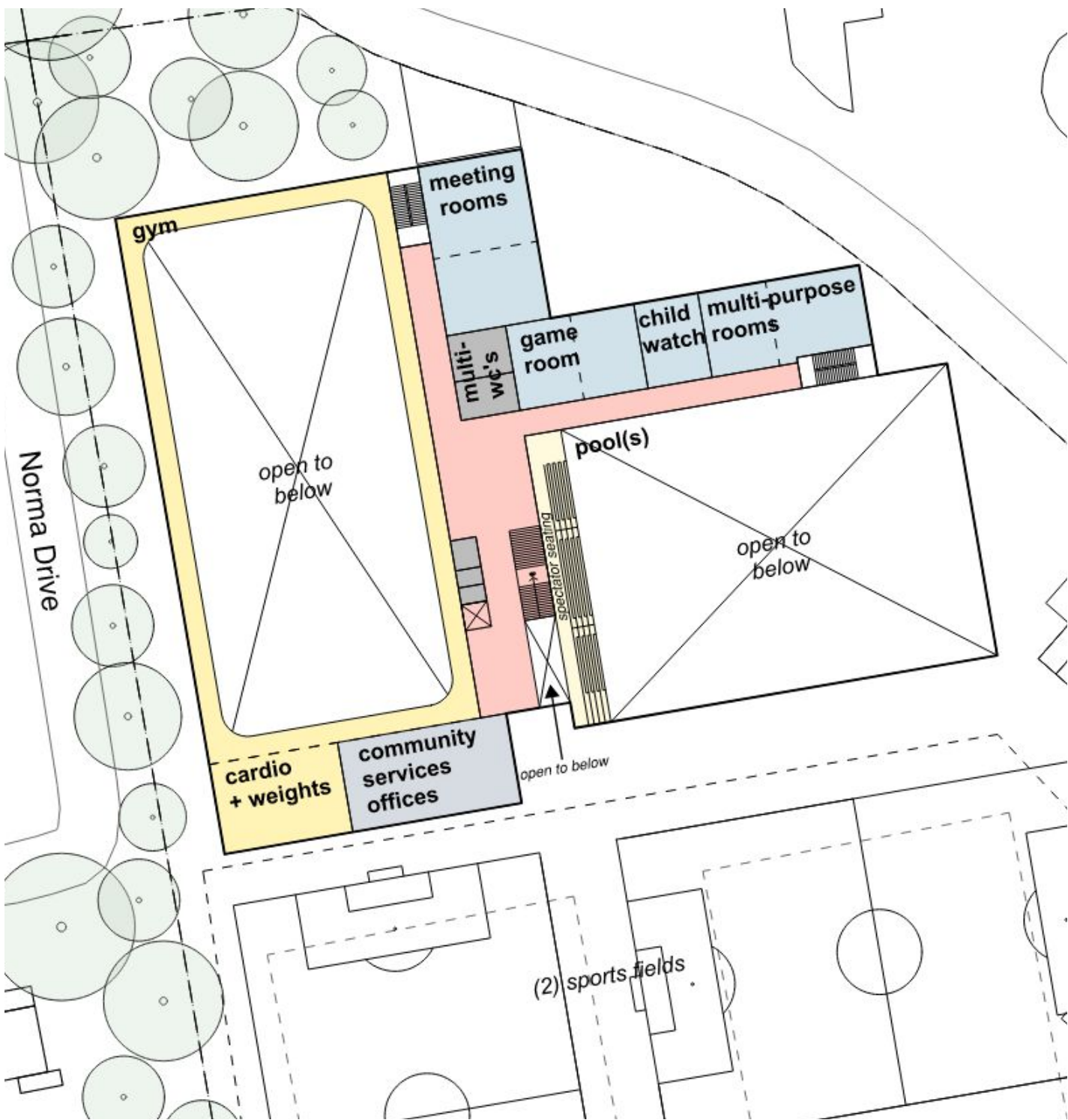


Building Test Fit Plans

Building test fits on site, submitted for construction cost estimates on April 24th, 2024



Ground Floor Plan



Second Floor Plan

Next Steps

- **Revise cost estimate per Ad Hoc Committee program selections**
- **Update test fit layout per adjusted program, provide massing and site options for review**
- **Confirm final layout, program and pricing for final report**
- **Generate final report for submission to the Ad Hoc Committee**
- **Presentation of final report to Town Council on August 21st**

Thank You!

