



City of Valdez

212 Chenega Ave.
Valdez, AK 99686

Meeting Agenda

City Council

Thursday, July 22, 2021

6:00 PM

Civic Center Conference Room

Work Session (Indoor Recreation Feasibility Study)

WORK SESSION AGENDA - 6:00 pm

Transcribed minutes are not taken for Work Sessions. Audio is available upon request.

1. [Work Session: Indoor Recreation Center Feasibility Study](#)



Legislation Text

File #: 21-0383, **Version:** 1

ITEM TITLE:

Work Session: Indoor Recreation Center Feasibility Study

SUBMITTED BY: Nicholas Farline, PRCS Director

FISCAL NOTES:

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

RECOMMENDATION:

Presentation and Discussion

SUMMARY STATEMENT:

City of Valdez is partnering with a contractor, CSL International and Perkins & Will, to conduct a Feasibility Study for a Multi-Use Recreation Center/Indoor Recreation Facility.

This study was funded in the 2020 budget for execution in 2021. A community survey and results of the 2019 Parks and Recreation Master Plan showed that an indoor or multi-use facility was a high priority for community members and the plan includes a recommendation to conduct a feasibility study regarding this.

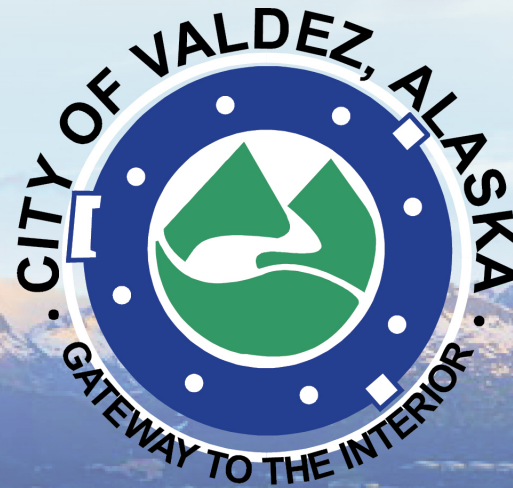
The study will assess the feasibility, type, size, and location of such a facility. The purpose of this City Council Work Session is to ensure the Council has the opportunity to participate in the planning process and provide feedback.

CSL has provided previous feasibility studies and facility location maps developed during both the Valdez fire station and museum site location.

The project team will be presenting an activity during the work session. CSL hopes the City Council can complete the attached worksheet prior to the meeting.

Attached is:

- Build-a-center Menu and Build-a-center Worksheet



FEASIBILITY STUDY FOR A NEW MULTI-PURPOSE RECREATION CENTER

CSL

Perkins&Will

COMPLETED TO DATE

1. Local Demographic/Socioeconomic Analysis
2. Sports and Activity Participation Trends Review
3. Existing Facility Analysis
4. Comparable Facility Analysis
5. Stakeholder and Potential Facility User Outreach
6. Preliminary Building Program and Site Analysis

LOCAL MARKET CHARACTERISTICS

MARKET AREA



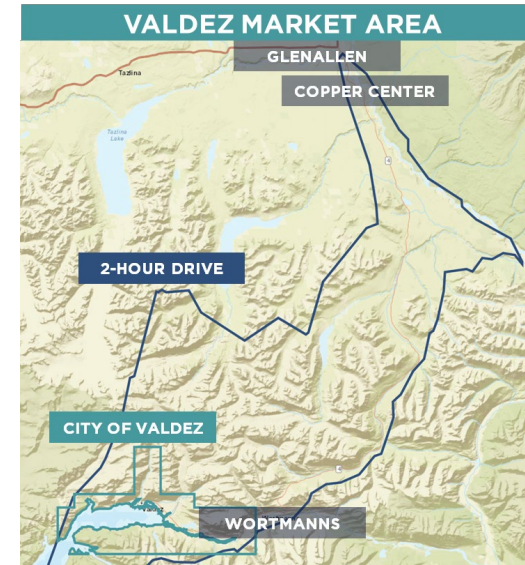
VALDEZ - PRIMARY MARKET

- Declining population
- Declining white-collar jobs
- High-income market (oil)
- Skews younger
- Significant seasonal shifts



5-HR DRIVE - SPORTS TOURISM

- State population accustomed to long drive times
- Connection to Anchorage can be disrupted by weather
- Limited air access
- Limited hotel inventory during peak seasons



SPORTS PARTICIPATION TRENDS

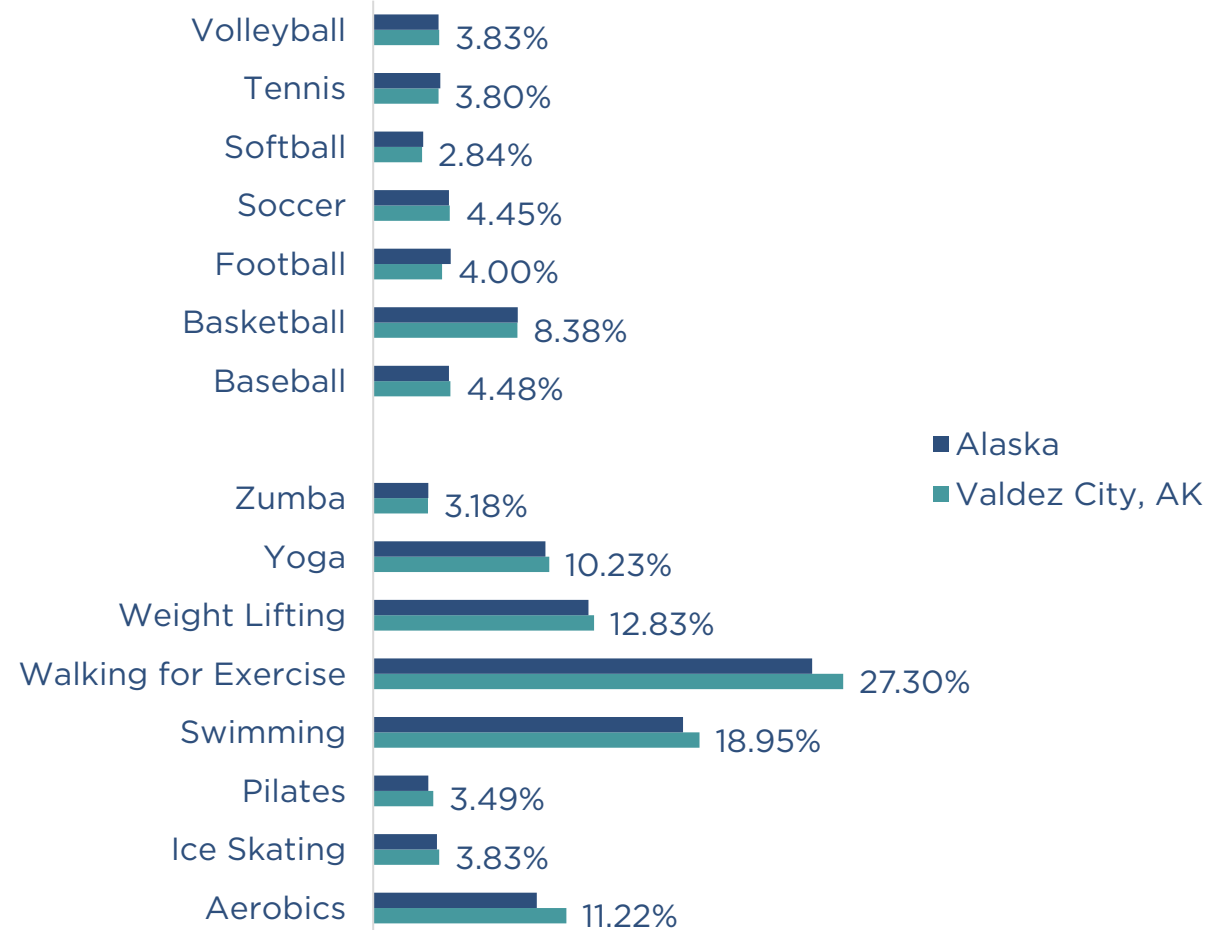
ACTIVITY PARTICIPATION RATES

- Similar participation in court sports such as basketball and volleyball between 2016 and 2019
- Quickly growing use of rock wall and participation in pickleball
- Notably above average participation in swimming, aerobics, and walking for exercise
- New space would enable
 - More convenient activity times
 - Growth of existing programs
 - Development of new programs and activities

TEAM SPORTS

FITNESS AND RECREATION

VALDEZ AND ALASKA ACTIVITY PARTICIPATION RATES



Source: Esri Business Analyst; Valdez Parks and Recreation Master Plan, 2021.
Note: Regional index for pickleball is unavailable.

EXISTING FACILITY ANALYSIS

NEEDS ASSESSMENT

- Three gymnasiums and pool accommodate needs of many groups
- Space needed by pickleball and youth volleyball
- Added space would benefit homeschool programs, adult rec leagues, fitness classes, event organizers, and youth basketball
- One or more new courts would also help accommodate more regional events

ACTIVITY	NEEDS MET?
School Activities	
Homeschool Activities	
Adult Recreation Leagues	
Yoga and Fitness Classes	
Open Gym	
Music	
Arts/Crafts	
Groups/Gatherings	
Youth Basketball	
Youth Volleyball	
Youth Wrestling	
Dance/Cheer	
Pickleball	
Rockwall/Climbing	
Swim	
Water Aerobics	
Archery	

- Fully Accommodated
- Somewhat Accommodated
- Poorly Accommodated

EXISTING FACILITY MAP



Facility	Features
1 Valdez High School	Sport Court / Aquatics Center / Archery Range
2 Gilson Middle School	Sport Court & Climbing Wall
3 Ike Woodman Recreation Center	Multi-Purpose Rooms
4 Hermon Hutchens Elementary School	Sport Court & Wall Ball
5 Valdez Consortium Library	Multi-Purpose Rooms
6 Valdez Convention & Civic Center	Conventions/Banquets/Meetings
7 Health & Fitness Center	Fitness Classes and Exercise Equipment

Source: Stakeholder interviews, Parks and Recreation Department, Google Maps, 2021.

STAKEHOLDER FEEDBACK

NEEDS AND OPPORTUNITIES ACROSS AGE GROUPS

- **Youth Needs** – daytime and afterschool space for those 12 and younger
- **Senior Needs** – access to low impact activities, especially during winter
- **Opportunity for Adults** – more convenient times for adult programming
- **Cross Generation Center** – public gathering space for young and old
- **Mental Health and Wellbeing** – an indoor wintertime activity center
- **Town Square** – people need a de facto place to congregate
- **Tribe Involvement** – naming rights, public art, and program opportunities

65+

Low impact
rec and
social
activities

23-64

New and more
accessible rec
programming

12U

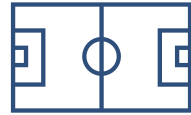
Daycare and
afterschool
needs

STAKEHOLDER FEEDBACK

FACILITY WISHLIST - PRIMARY ITEMS



Walking Track



Multipurpose Court



Social Lounge



Fitness Room
(low equipment)



Child Care



Multipurpose/
"Messy" Room



FACILITY WISHLIST - SECONDARY ITEMS



Indoor Turf



Health Messaging



Parks & Rec
Offices



Gaming Space



Indoor/Outdoor Capabilities



Bouldering



Tribe-Inspired Public Art

COMPARABLE FACILITY ANALYSIS

OVERVIEW OF COMPARABLE REC CENTERS

- Summarizing data on attendance/utilization, memberships, admission pricing, financial operations
- Will be used as part of financial modeling analysis for rec center development options

	Facility	City/State	Ground Square Footage	Pool	Basketball Courts	Group Exercise Studios	Meeting/ Party Rooms
Alaskan Micro Centers	Craig City Gym	Craig, AK	9,200	N/A	1	N/A	Locker Room
	Bidarki Recreation Center	Cordova, AK	10,000	25-yard	1	In Gym	N/A
	South Peninsula Athletic & Rec Center	Homer, AK	11,750	N/A	1	N/A	N/A
	Petersburg Recreation Center	Petersburg, AK	20,900	N/A	1	1	1 Party
	Kenai Recreation Center	Kenai, AK	21,500	N/A	1	2	1 Teen
National Boutique Centers	Reunion Recreation Center	Commerce City, CO	21,500	Outdoor	1	1	N/A
	GreenValley Recreation Center	Denver, CO	36,500	N/A	2	1	N/A
	Whitlock Recreation Center	Lakewood, CO	40,500	Therapy	3	1	1 Meeting
	Uintah District Community Center	Vernal, UT	45,000	25-yard	2	1	3 Party Rooms
	The Wave Aquatic & Fitness Center	Whitefish, MT	60,000	25-yard	1	3	2 Party Rooms
	Gladstone Community Center	Gladstone, MO	65,000	25-yard	2	2	4,000 SF Banquet
National Destination Centers	Menard Sports & Event Center	Wasilla, AK	94,000	N/A	1 ¹	N/A	3 Meeting
	West River Community Center	Dickinson, ND	130,000	25-yard	4	3	4 Meeting
	Campbell County Recreation Center	Gillette, WY	170,000	25-yard	3	3	2 Meeting
	Williston Area Recreation Center	Williston, ND	200,000	50-meter	4	2	6 Meeting/Party
AVERAGE			62,400		2	2	

¹ - basketball court often used as turf playing field.
Source: facility management, industry publications, 2021.

BUILDING PROGRAM

PRELIMINARY OPTIONS



1. Micro Rec Center or Dome

10,000 to 25,000 square feet

Pro's:

- Low capital cost (<\$10 million)
- Limited operational costs

Con's:

- Limited opportunities for casual gathering space
- More difficult to accommodate concurrent activities
- Low-level finish



2. Basic Rec Center

25,000 to 40,000 square feet

Pro's:

- Would likely offer space to accommodate identified needs
- Positioned to accommodate growth in population

Con's:

- Cost - \$25 million or more



3. Destination Rec Center

Over 40,000 square feet

Pro's:

- Positioned to accommodate growth in population
- Flexibility to host tournaments and significant concurrent activity

Con's:

- Cost - \$50 million or more
- Demand not identified to sufficiently utilize venue

SITE ANALYSIS

- | | |
|---|-----------------------------|
| 1 | 802 W Egan/Industrial Park |
| 2 | Playground and Courts |
| 3 | Park strip at Pioneer Park |
| 4 | Dog Park & Community Garden |
| 5 | DOT Property |
| 6 | Ball Field and Snow Lot |
| 7 | Airport/Commercial Site |

Owner

Private

City

City

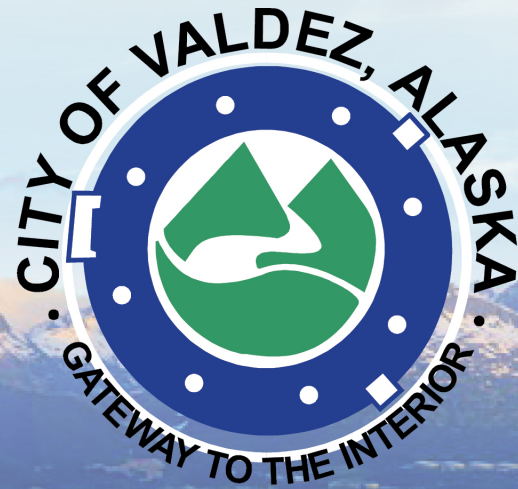
City

State

City

Private





THE BUILD-A-CENTER WORKSHOP

CSL

Perkins&Will

Base Building Support



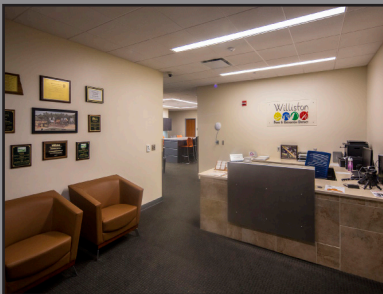
Lobby and Reception

Check-in and Reception
Lounge Seating
Public Restrooms



Locker Rooms and Family Change

Men's and Women's Locker Rooms
Restrooms and Showers
Family / Gender Neutral Change Rooms



Administrative Areas

Staff Offices
Operations Areas (maintenance, storage, receiving)
Building systems (mechanical, Electrical, IT)



Site Development

Access Roads
Parking
Site Utilities and Lighting
Landscaping

Aquatic Opportunities



Warm Water Leisure Pool

Warm Water, Family-Oriented
Recreation-Oriented Swimming
Zero-Depth, “Beach” Entry
Fun Features could include Lazy River, Slides, Play Structures
Ample Deck Space for Lounge Seating / Observation



Competitive Lap Pool

25 yard 6-lane lap pool
Swim Meets
Swim training and diving
Recreational swimming
Aqua safety certification



Aquatic Exercise + Lesson Pool

Warm Water
Aqua Aerobics
Swim Lessons
Therapeutic programs

Sport & Fitness Opportunities



Two-Court Wood Gymnasium

(2) 50'x84' basketball Courts
(2) Volleyball courts
Courts sports, pickleball
Cushioned wood flooring
Divider Curtain between the 2 courts



One-Court Multi-Activity Gymnasium

50'x84' Court
Resilient Rubber Multi-sport flooring
Multi-use area for all types of non-court sports
Dodgeball, floor hockey, soccer, laser tag, tumbling
Storage



Indoor Turf Fieldhouse

100'x100' Structure, assumes Pre-Engineered Building
Indoor Soccer, Field Sport Practice, Batting Cages, etc. Bleacher
Seating + Viewing for Spectators
Viewing + Team Areas
Storage



Indoor Walking/Jogging Track

Suspended within Gymnasium (1/8 Mile)
2 or 3 Lanes
High Performance Track Surface



Racquetball Courts

(2) Indoor Racquetball Courts
Designed for racquetball, squash and wallyball

Fitness Opportunities



Fitness Center - Small

Strength Training (10 Stations)
Circuit Training (15 Stations)
Cardiovascular Training (20 Stations)
Stretching / Plyometric Workout Area



Fitness Center - Large

Strength Training (15 Stations)
Circuit Training (20 Stations)
Cardiovascular Training (40 Stations)
Stretching / Plyometric Workout Area
Fitness and Personal training
Wellness Suite



Group Exercise Studio

30 Person Occupancy
Aerobics, Dance, Yoga, Fitness classes
Ample Storage



Climbing / Bouldering Wall

Separate Areas for Climbing + Bouldering
Includes Support, Outfitting, Storage, Viewing Zone
Instructional



Sport Simulator Area

Sport Simulator Equipment
Baseball, Golf, Tennis, etc.
Space can be converted in future for other functions

Community Opportunities



Community Lounge

Community Gathering Space
Performances
Informal Meetings



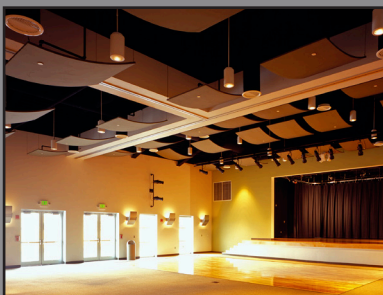
Multi-purpose Meeting Hall / Event Center

Large meeting and event space
Special Events



Multi-Use Classrooms

Muti-use classrooms
Arts and Crafts
Enrichment
Meetings



Auditorium / Performance Space

Performance space
Theater and music
Gatherings and banquets
Convocation



Senior Activity Area

Senior activities
Health and Wellness
Socialization

Youth Opportunities



Child Sitting

Accommodates 10-15 Children
Drop-in child sitting while parents are on premises
Indoor and outdoor play area



Licensed Daycare

Accommodates 20-40 Children + Staff
2 classrooms with half or full day care
Children's Restrooms, offices
Teaching areas
Storage



Indoor Playground Area

Playground Equipment
Seating / Viewing Area
Gross Motor Skills Development



Teen Center

Dedicated Youth / Teen Game Area
Casual Seating
Billiards, Foosball, Air Hockey, Video Games
TVs + Sound System



Innovation / Maker Space

Space for equipment to build, design and make projects
Vocational training
Shop space



Esports / Gaming Area

Esports room for play and small competition
Gaming stations
Social Events
Parties

Valdez Recreation Center Reasibility Study

Build-a-Center Worksheet

Potential Amenities		Total Cost (\$)
GENERAL	Base Building Support (required)	\$4,000,000
	Site Development and Parking	
	Lobby and Administrative Offices	
	Locker Rooms	
	Storage, Maintenance and Mechanical Areas	
AQUATICS	Warm-Water Leisure Pool	\$10,000,000
	6-lane Indoor Lap Pool, 25 yards	\$7,000,000
	Aquatic Therapy and Exercise Pool	\$4,000,000
SPORT & FITNESS	Two-Court Wood floor gymnasium	\$5,000,000
	One-Court Rubber Floor Multi-Activity Gym	\$3,000,000
	Indoor Turf Fieldhouse (100'x100')	\$3,000,000
	Indoor Walking/Jogging Track	\$1,000,000
	Fitness Center - Small	\$2,000,000
	Fitness Center - Large	\$3,000,000
	Group Exercise Studio-Large	\$1,500,000
	Group Exercise Studio-Small	\$1,000,000
	Climbing/Bouldering Wall	\$1,500,000
	Racquetball / Racquet Courts (2)	\$1,000,000
	Sport Simulator Rooms	\$500,000
COMMUNITY	Community Lounge / Gathering Area	\$1,000,000
	Multi-Purpose Meeting Rooms / Event Hall	\$4,000,000
	Multi-Use Classrooms (each)	\$500,000
	Auditorium / Performance Space	
	\$1,000,000	
	Catering Kitchen	\$500,000
	Community Health and Wellness Suite	\$300,000
	Senior Activity Areas	\$1,000,000
YOUTH	Child Sitting Room	\$500,000
	Licensed Daycare	\$500,000
	Teen Center	\$1,000,000
	Indoor Playground Area	\$1,000,000
	Innovation Center / Maker Space	\$1,000,000
	Esports / Gaming Area	\$500,000

Note: The costs above represent total project costs including construction escalated to 2022 dollars in Valdez. Also reflected in these values are project soft costs including design fees, furnishings and equipment, contingencies and development costs for surveys, reports, testing, etc. Each space includes a pro-rata share of building circulation, mechanical, and support space.

Given the menu of improvements and amenities to the left, please select those that most represent your ideal facility and calculate the total cost.

The budget identified is hypothetical, and may not reflect the ultimate funding level of the proposed project. The costs for each amenity are approximate, and would vary depending on the final design. The suggested costs are assumed to include all project costs including construction, fees, equipment and contingencies.

For the Initial phase of the project, **you have \$15,000,000 to spend** (and yes, that includes the \$4M in required base support)
Have fun!!

Site development and Base Building Support Areas		Comments:
Total Cost:		
Budget		
Savings		