



CITY OF CONCORD

REPORT TO MAYOR AND CITY COUNCIL

FROM: Matthew R. Walsh, Dir. of Redevelopment, Downtown Services
& Special Projects
David Gill, Parks and Recreation Director

DATE: December 10, 2018

SUBJECT: CIP #51: White Park Multi-Purpose Recreational Building (“Skate House Project”)

Recommendation:

1. Accept this report; and,
2. Set the attached resolution authorizing and appropriating the sum of \$21,610 for Fiscal Year 2019 operating expenses for the new Multi-Purpose Recreational Building at White Park for FY2019, which will be funded by offsetting revenues generated by the facility in the amount of \$21,610, for public hearing on January 14, 2019.

Background:

Construction of the new Multi-Purpose Recreational Facility (‘the Skate House’) began on September 7, 2018.

The new two story facility will be approximately 2,285 square feet in size and will feature a large exterior patio (1,110+/- square feet), public restrooms, interior and exterior fireplaces, a snack bar, and rental shop for ice skates. The bathrooms and exterior fireplace will only be available for use when the building is open. The second floor of the facility will be used for storage. In addition to supporting ice skating during the winter months, the facility will also support recreational activities in White Park year round. The facility will also be available for public and private functions.

The new facility replaces the previous “skate house”, which was constructed circa 1957 and was shuttered in the early 2000’s due to extensive moisture problems.

Total project budget is \$1.15 million. The project is scheduled to be substantially complete in March 2019. However, it is likely some landscaping items will not be completed until April or May 2019.

Discussion:

- 1) Project Update: The following is a general update regarding the project as of November 20, 2018:
 - a. Abatement and Demolition: This work was completed in late September 2018.
 - b. Site Work and Utilities: This work is ongoing. Accomplished to date includes:
 - i. Rough grading for new patio and associated walkways;
 - ii. New sewer pump station;
 - iii. Foundation drains (partially complete);
 - iv. New natural gas service has been run from Washington Street to the building;
 - v. New water / sewer services have been installed;
 - vi. Work on patio retaining walls will begin on or about November 26, 2018
 - c. Foundation: The project reuses foundation walls from the original 1957 skate house, which were modified for the new design. To address moisture issues, a new slab has been poured in order to raise the finished floor elevation of the building by approximately one foot. Under drains have been installed beneath the new slab to manage groundwater. In addition, new water proofing and foundation drains were added to the exterior of the foundation. A large sump pump with battery backup system is also included as part of the project.
 - d. Framing: Framing for the new building began November 12, 2018 and is ongoing.
- 2) Black Ice Pond Hockey Tournament: The 2019 Black Ice Pond Hockey Tournament has been scheduled for January 24 – 27, 2019. The project schedule anticipates that the building shell will be nearing completion by the time of the tournament. However, exterior site work will still be underway. In addition, work on the interior of the structure will be ongoing. Specifically, crews will be installing sheetrock, and beginning interior priming and painting at the time of the tournament. In addition, finish electrical, plumbing and mechanical systems will not yet be installed. Therefore, the building will not be ready for public use. Further, because the project will be an active construction site, the building and surrounding area will remain closed to the public in order to minimize liability for the City and its contractor.
- 3) Fundraising Update: Members of the Fundraising Committee are scheduled to provide a formal report to the City Council on December 10, 2018. Staff continues to work with the Committee on coordination of fundraising opportunities, such as sponsorship signage opportunities on the interior of the building, as well as engraving and layout of patio pavers which are being “sold” by the Committee to raise funds for the project.
- 4) Operating Costs and Revenues: The new facility is scheduled to be completed in mid-March 2019. The Parks and Recreation Department anticipates the building will open to the public on or about April 20, 2019.

Revenues and expenditures for the new facility were not included in the FY2019 budget. Therefore, a supplemental appropriation will be required in order to operate the facility for the final quarter of FY2019 (April 1 – June 30, 2019).

Per the attached resolution, FY2019 budget request is \$21,610. The appropriation will be offset by programmatic revenues generated by the facility, which are also projected to be \$21,610. A copy of a detailed operating budget is attached.

Once open, the new facility will need rental skates and protective floor coverings during the skating season. Currently, the estimated cost of these items is approximately \$16,000. Although not carried in the \$1.15M project budget, City Administration intends to purchase these items out of the project budget once construction is completed pending available project surplus. However, should insufficient funds be available in the project budget, City Administration will then address these items as part of its FY2020 budget proposal.