

RECREATION PARK RENOVATION/EXPANSION



THE EXETER PARKS AND RECREATION DEPARTMENT IS COMMITTED TO PROVIDING AFFORDABLE, INCLUSIVE, ACCESSIBLE OPPORTUNITIES TO A DIVERSE RANGE OF ABILITIES AND INTERESTS, ACROSS GENERATIONS, TO BUILD CONFIDENCE, QUALITY OF LIFE, AND PRIDE IN THE COMMUNITY.

GOALS OF THE PROJECT

1. BUILD A MULTI-GENERATIONAL COMMUNITY CENTER (MASTER PLAN)
2. PLANET PLAYGROUND REPLACEMENT (MASTER PLAN)
3. CAMPER SAFETY- INDOOR SHELTER
4. IMPROVE AND INCREASE PARKING (TOWN WIDE FACILITY STUDY)
5. PATRON SAFETY (TOWN WIDE FACILITY STUDY)
6. IMPROVE ACCESSIBILITY FOR PROGRAMMING (MASTER PLAN)
7. INCREASE SENIOR PROGRAMMING (MASTER PLAN)
8. INCREASE RECREATIONAL PROGRAMING FOR ALL AGES (DEPARTMENT MISSION STATEMENT)



32 COURT ST. LIMITATIONS



Limited Parking
32 Parking spots total

Minus

- 6 EPRD Staff
- 5 MOW Staff
- 2 Department Vans
- 1 MOW Van
- 1 Utility trailer
- 3 Handicap Spaces

Total Available:

15 parking spots



TOWN WIDE FACILITY STUDY 2015

The H.L. Turner Group Inc.

RECOMMENDATIONS

- *"It is clear Parks and Recreation needs to acquire new space. The historical building does not adequately provide for the space/functional requirements of the organization. The building presents accessibility issues, as well as lack of a gym, no large meeting room/multi-purpose room, and inappropriate equipment storage (indoor sports equipment and outdoor grounds equipment)."*
- *"We do not recommend renovating the existing building {Recreation Building} due to the limitations of the age, structure, location and configuration of the building and the current needs and operational/program requirements of the Parks and Recreation Department."*
- *"Should Parks and Recreation move or obtain their own building, then it would be logical to provide space for the senior citizen population of the Town."*
- *"Furthermore, the Senior Center activities are tied to Parks and Recreation at this time and should their location change, then it would behoove the Town to consider the location of the Senior Center."*
- *"Costs New 20,000 SF building on-site: 20,000 SF x \$250/SF.....\$ 5,000,000+ (Does not include site work, added fields, reconfiguration of site features, professional fees)"*



EXETER MASTER PLAN

Adopted By Exeter Select Board in 2018

Support

SUPPORT Action	Town Lead	Town Support	Timeframe
<p>1 Evaluate the needs of seniors today and in the future. Determine if existing programs and services in the community and around the region (public, private, and non-profit) are meeting/will meet those needs. Consider needs around housing, lifelong learning, recreation, social interaction and stimulation, and health and wellness, among other issues.</p> <ul style="list-style-type: none"> • Use public engagement techniques (workshops, surveys, etc.) to understand senior needs and preferences. • Coordinate and survey St. Vincent DePaul and others that provide senior services to Exeter residents. • Based on outcomes, develop recommendations to address unmet needs. 	<p>Human Services Dept, Parks & Rec Dept, Town Manager</p> <p><input checked="" type="checkbox"/> This Project Supports The Master Plan</p>	Town Planner	Short Term
<p>2 Based on public input, prioritize existing recreational facilities in need of improvements that address safety, access, and general maintenance. Estimate costs and develop a six-year schedule that can be incorporated into the Capital Improvement Program (CIP). Build off of the University of New Hampshire (UNH) Needs Assessment and Planning Report (2014-2015).</p>	<p>Parks & Rec Dept, Town Manager</p> <p><input checked="" type="checkbox"/> This Project Supports The Master Plan</p>	Selectboard	Short Term
<p>3 Identify new facilities or programming, using the findings of the UNH Needs Assessment and Planning Report (2014-2015) as a starting point. Estimate costs and feasibility of providing these new facilities/activities.</p>	<p>Parks & Rec Dept, Town Manager, Natural Resource Planner</p>	<p>Conservation Commission, Selectboard</p> <p><input checked="" type="checkbox"/> This Project Supports The Master Plan</p>	Mid Term
<p>4 Prioritize public facilities and spaces (including recreational sites) where ADA improvements are needed or could be improved. Estimate costs and develop a 6-year schedule that can be incorporated into the CIP.</p>	<p>Dept of Public Works, Municipal Departments, Library, Town Planner, Town Manager</p>	<p>Selectboard</p> <p><input checked="" type="checkbox"/> This Project Supports The Master Plan</p>	Short Term



This Project Supports The Master Plan

SENIOR SURVEY RESULTS

400 TOTAL RESPONSES

(online and paper)

274 Female, 97 Male, 1 Binary, 1 Male/Female

AGES OF RESPONDENTS

(55-64): 77

(65-74): 129

(75-84): 104

(85-94): 51

(95+): 6

TYPE OF HOUSING RESPONDENTS LIVE IN

118 - Single Family Home

89 - Condominium

51 - Apartment

47 - Low income senior housing

25 - Manufactured Homes/Mobile

PROGRAMS REQUESTED BY THE #'S

Health & Wellness - 295

Socialization - 257

Dances - 150

Walking Program - 276

Arts & Crafts - 263

Men's or Women's Groups - 225

Cooking/Nutritional Classes - 224

Luncheon/Special Event - 268

Technology Classes - 249

Educational Classes - 282

Travel Programs - 264

Intergenerational Programs - 233



74% of survey respondents reported it is “Extremely Important” or “Very Important” to have a fully accessible **Multi-Generational Community Center** to house senior programming .

ESCAPE FROM THE WEATHER



400 KIDS & STAFF PACKED INTO THE BATH HOUSE HIDDEN FROM WEATHER

ALTERNATIVE LOCATION?



- LARGE PARCELS OF PROPERTY IDENTIFIED AS POTENTIAL LOCATIONS WERE COMMERCIAL ZONED. NO PROPERTY AVAILABLE THAT FITS THE REQUIREMENTS NEEDED.
- IF THE BUILDING IS NOT LOCATED AT THE PARK OUR ISSUE WITH INDOOR SPACE FOR SUMMER CAMP WOULD NOT BE SOLVED.
- PURCHASING ANOTHER PROPERTY WOULD ELIMINATE THAT PROPERTY OFF THE TAX ROLL.

ALTERNATIVE LOCATION STUDIED...

19 CONTINENTAL DRIVE,
ONLY 14 ACRES ARE DEVELOPABLE

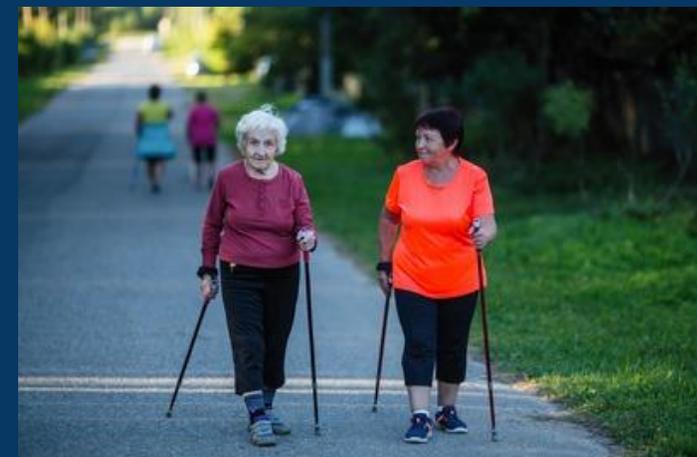
PURCHASE, SITE DEVELOPMENT, BUILDING, SOCCER FIELDS,
SOFTBALL FIELDS, PLAYGROUND, POOL, SOFT COSTS, HARD COSTS.
TOTAL: \$22,607,875 MINIMUM COST WITH IDEAL BUILDING CONDITIONS

CURRENT PROPOSED PROJECT COSTS: \$10,844,967

4 HAMPTON ROAD CAN NOT BE SOLD SINCE IS UNDER THE NATIONAL PARK SERVICE AS A LWCF PROPERTY.

A PARK COMPLEX FOR ALL

- INFANTS/TODDLERS 0-2
- YOUTH-AGES 2-17
- YOUNG ADULTS 18-35
- ADULTS 36-59
- YOUNG FAMILIES
- SENIORS 60-100



NEW PARK DESIGN



White Areas NOT Owned By The Town

Tighe & Bond
Engineers | Environmental Specialists

UPDATED 1/27/19

BUILDING TO FOCUS ON SUSTAINABILITY

- ROOF COULD ACCEPT SOLAR PANELS (IN DISCUSSIONS WITH REVISION ENERGY)
- LOW FLOW TOILETS
- LED LIGHTS (IN DISCUSSIONS WITH UNITIL)
- HIGH EFFICIENCY BOILERS (IN DISCUSSIONS WITH UNITIL)
- TIGHT BUILDING ENVELOPE(IN DISCUSSIONS WITH UNITIL)
- DEHUMIDIFICATION OF GYM/MULTIPURPOSE SPACE



PEAK TO THE FUTURE

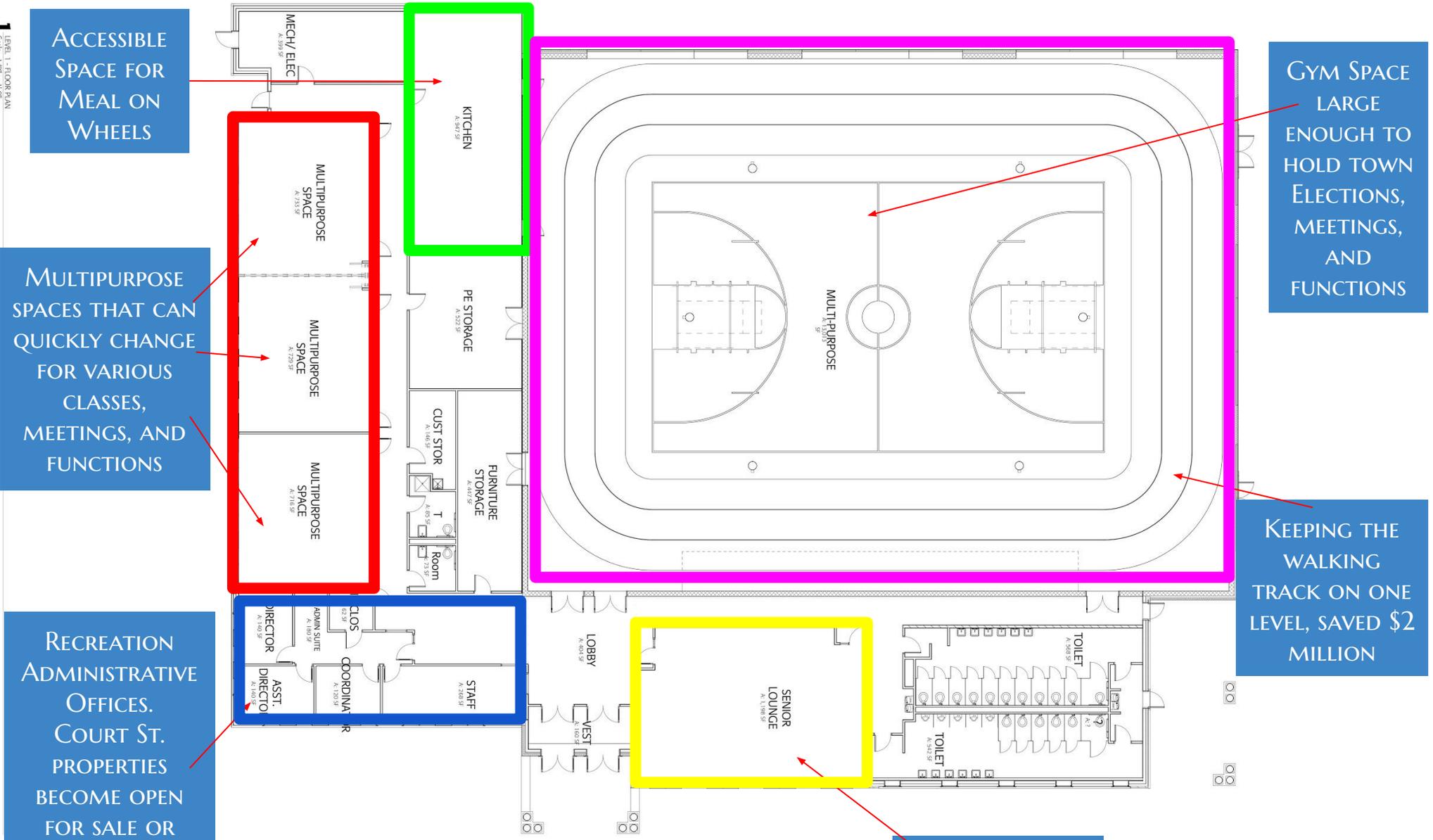
An architectural rendering of a modern, single-story community center. The building features a mix of brick and light-colored siding, with a prominent gabled entrance. A paved parking lot with several cars is in the foreground. The sky is blue with scattered white clouds. A semi-transparent grey box is overlaid on the center of the image, containing the title text.

Exeter Parks and
Recreation
Multigenerational
Community Center

MULTI GENERATIONAL COMMUNITY CENTER



1 LEVEL 1 - FLOOR PLAN
Scale: 1/8" = 1'-0"



ACCESSIBLE SPACE FOR MEAL ON WHEELS

MULTIPURPOSE SPACES THAT CAN QUICKLY CHANGE FOR VARIOUS CLASSES, MEETINGS, AND FUNCTIONS

RECREATION ADMINISTRATIVE OFFICES. COURT ST. PROPERTIES BECOME OPEN FOR SALE OR TOWN REDEVELOPMENT

GYM SPACE LARGE ENOUGH TO HOLD TOWN ELECTIONS, MEETINGS, AND FUNCTIONS

KEEPING THE WALKING TRACK ON ONE LEVEL, SAVED \$2 MILLION

DESIGNATED SENIOR LOUNGE

EXETER RECREATION
4 Hampton Rd, Exeter, NH 03833



WHY HAS THE PROJECT CHANGED SINCE 2017?

- 2019 FIELD SURVEY SHOWED THE TOPOGRAPHY OF THE SITE IS MORE CHALLENGING THAN PREVIOUSLY KNOWN.
- AFTER MULTIPLE MEETINGS WITH THE COMMUNITY IT BECAME CLEAR THE ORIGINALLY PROPOSED 16,000 SQ FT BUILDING WOULD NOT MEET CURRENT AND FUTURE DEMANDS.
- THE NEW SPACE WILL ALLOW FOR THE FOLLOWING:
 - SENIOR PROGRAMMING
 - TEEN PROGRAMMING
 - SPACE FOR MEALS ON WHEELS
 - EARLY CHILDHOOD PROGRAMMING
 - INDOOR RAIN SHELTER FOR CAMP
 - INDOOR WALKING & MORE.

THE PROPOSED BUILDING WILL ALLOW THE PARKS AND RECREATION DEPARTMENT TO PROVIDE NECESSARY COMMUNITY PROGRAMMING FOR THE FORESEEABLE FUTURE.

IF WE KNEW THEN WHAT WE KNOW NOW

2017 PROPOSED PROJECT: \$7.1 MILLION

AFTER 2019 DESIGN AND ENGINEERING

ACTUAL COST WOULD HAVE BEEN

\$11.9 MILLION**

**THE INITIAL PROJECT DID NOT MEET THE NEEDS OF ALL OF OUR RESIDENTS AND COST WOULD HAVE ESCALATED DUE TO THE DIFFICULT TOPOGRAPHY.

2019 DESIGN AND ENGINEERING PLAN CREATED AN ACCURATE PROJECT COST.

COST REDUCTION & PHASED APPROACH

DECISION BY SELECT BOARD ON 1/21/2020



HOW DOES THIS CHANGE THE PROJECT?

- THE SELECT BOARD REDUCED THE COST OF THE PROJECT BY \$1.85 MILLION TO BE FISCALLY RESPONSIBLE AND CHANGE IT FROM A SINGLE PHASE PROJECT TO A MULTI-PHASE PROJECT. (TOTAL COST CHANGED FROM 12.7 TO 10.85 MILLION)
- THE SOCCER FIELD, SMALL SECONDARY PARKING LOT, OUTDOOR WALKING TRACK, AND SOME BUILDING ELEMENTS WERE MOVED TO PHASE 2.

PHASE 2: WHEN AND WHY?

WHEN: THE 2ND PHASE OF THE PROJECT IS TO BE DETERMINED. MONEY CAN BE RAISED TO SUPPORT PHASE TWO. (SOCCER FIELD, OUTDOOR WALKING TRACK, VARIOUS BUILDING ELEMENTS WOULD MAKE UP PHASE 2.)

WHY: THIS WILL ALLOW MORE TIME TO PRIVATELY FUNDRAISE FOR ITEMS REMOVED FROM PHASE 1.



FUNDRAISING PRIORITIES

WHO ARE THE “FRIENDS OF EXETER PARKS AND RECREATION”?

ESTABLISHED IN THE FALL OF 2019, THIS IS A 501C3 ORGANIZATION CHARGED WITH SECURING ALTERNATIVE FUNDING FOR PROGRAMS, EVENTS AND PROJECTS.

PRIORITY 1 (PHASE 1)

FULLY FURNISHED SENIOR LOUNGE
COMPLETING MEALS ON WHEELS SPACE
BUILDING AMENITIES
ADDITIONAL PLAYGROUND ELEMENTS

PRIORITY 2 (PHASE 2)

OUTDOOR WALKING TRAIL
SOCCER FIELD
POOL BATH HOUSE RENOVATIONS

FUNDRAISING WILL COME FROM PRIVATE DONATIONS, GRANTS AND FOUNDATIONS



WHAT IS LWCF?

THE LAND AND WATER CONSERVATION FUND (LWCF) *FEDERAL*



“THE MONEY IS INTENDED TO PROTECT NATIONAL PARKS, AREAS AROUND RIVERS AND LAKES, NATIONAL FORESTS, AND NATIONAL WILDLIFE REFUGES FROM DEVELOPMENT, AND TO PROVIDE MATCHING GRANTS FOR STATE AND LOCAL PARKS AND RECREATION PROJECTS. OVER THE YEARS, LWCF HAS ALSO GROWN AND EVOLVED TO INCLUDE GRANTS TO PROTECT WORKING FORESTS, WILDLIFE HABITAT, CRITICAL DRINKING WATER SUPPLIES AND DISAPPEARING BATTLEFIELDS, AS WELL AS INCREASED USE OF EASEMENTS.”

WHY DOES IT MATTER?

- LAND UNDER LWCF RESTRICTIONS MUST STAY AS PARK LAND IN PERPETUITY. 4 HAMPTON ROAD IS LWCF PROPERTY AND MUST REMAIN A PARK.
- TO CONSTRUCT A BUILDING ON THE 4 HAMPTON ROAD PROPERTY THE TOWN MUST INITIATE A LAND SWAP THAT WILL UTILIZE ANOTHER PIECE OF PROPERTY OF EQUAL VALUE AND TURN IT INTO LWCF PROPERTY.
- WE HAVE BEEN WORKING WITH THE STATE AND TOWN TO MEET THIS REQUIREMENT.

TOTAL PROJECT COSTS

BUILDING	\$6,197,500
EARTHWORK/SITE COSTS	\$2,167,375
PLANET PLAYGROUND	\$400,000
ADDITIONAL HARD COSTS	\$1,108,346
SOFT COSTS	\$971,746
TOTAL COST OF PROJECT	\$10,844,967



THIS IS PHASE 1 OF THE PROJECT.

PHASE 2 WOULD BRING IN THE SOCCER FIELD AND OUTDOOR WALKING PATH.

THIS OPINION OF PROBABLE COST REFLECTS THE DESIGN CONTAINED IN THE SITE DEVELOPMENT CONCEPT PREPARED BY TIGHE & BOND, DATED 1/27/2020 AND SCHEMATIC ARCHITECTURE BY BANWELL ARCHITECTS DATED 10/23/2019 AS MODIFIED BY VALUE ENGINEERING.

CONSTRUCTION TIMELINE



MARCH 2020

▸ VOTE APPROVED

APRIL 2020

▸ RFP FOR CONSTRUCTION MANAGER SERVICES

JUNE 2020

▸ PRELIMINARY SITE WORK (CLEARING OF TREES)

▸ PLAYGROUND REDEVELOPMENT MEETING

▸ RFP FOR CONSTRUCTION MANAGER SERVICES ACCEPTED

JULY 2020

▸ BIDDING FOR VARIOUS PARTS OF THE PROJECT

▸ PRESENTATION TO THE SELECT BOARD ON THE NEW DESIGN FOR PLANET PLAYGROUND/ CONTRACT AWARD/ PLAYGROUND ORDERED

SEPTEMBER 2020

▸ CONSTRUCTION GRADES/INITIAL SITE CONSTRUCTION

**OCTOBER/
NOVEMBER 2020**

▸ PLAYGROUND RENOVATION (COULD BE DELAYED DEPENDING ON WEATHER/FUNDRAISING)

SPRING 2021

▸ GROUND BREAKING OF BUILDING

FALL 2022

▸ BUILDING/PROJECT COMPLETE

PARKS AND RECREATION RECOMMENDS THE CM AT RISK METHOD OF COORDINATION FOR THE CONSTRUCTION OF THE ENTIRE PARK. CM WOULD THEN HIGHER GC FOR BUILDING.



THANK YOU

